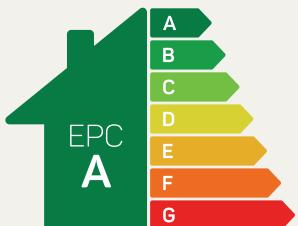




# The Marford

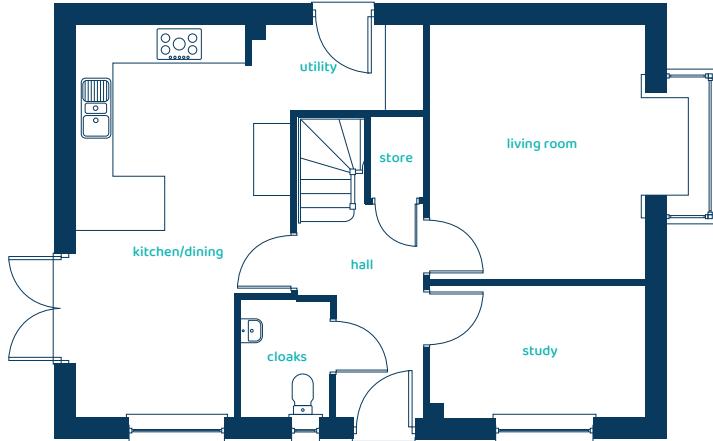
**4 bed detached**

This impressive four-bedroom detached home is the ideal setting for family living.

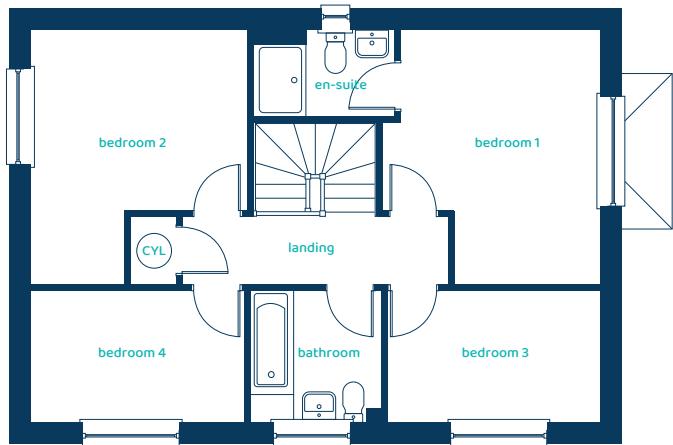


Predicted EPC rating

## Ground Floor Plan



## First Floor Plan



Room	Imperial	Metric
Kitchen/Dining	11'6" x 21'1"	3.51m x 6.43m
Living Room	14'1" x 13'9"	4.30m x 4.18m
Study	11'6" x 7'1"	3.51m x 2.16m
Utility	7'2" x 4'5"	2.18m x 1.35m
Cloaks	4'9" x 6'3"	1.45m x 1.90m

Room	Imperial	Metric
Bedroom 1	11'9" x 13'9"	3.57m x 4.19m
En-suite	7'8" x 4'7"	2.33m x 1.41m
Bedroom 2	11'9" x 13'9"	3.57m x 4.19m
Bedroom 3	11'6" x 7'1"	3.50m x 2.15m
Bedroom 4	11'6" x 7'1"	3.52m x 2.15m
Bathroom	7'1" x 7'1"	2.15m x 2.15m

# The Marford

4 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. The Marford 5/06/25.

