



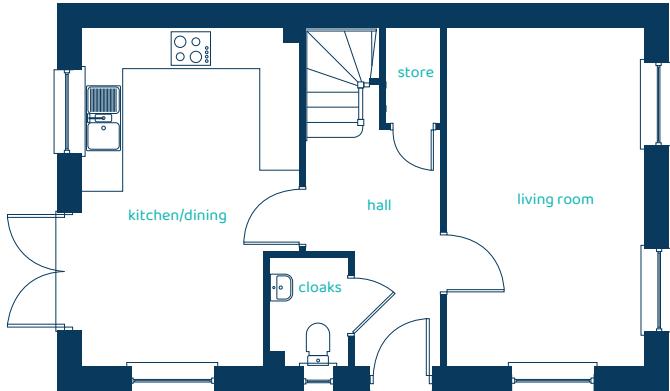
# The Epsom

## 3 bed semi-detached

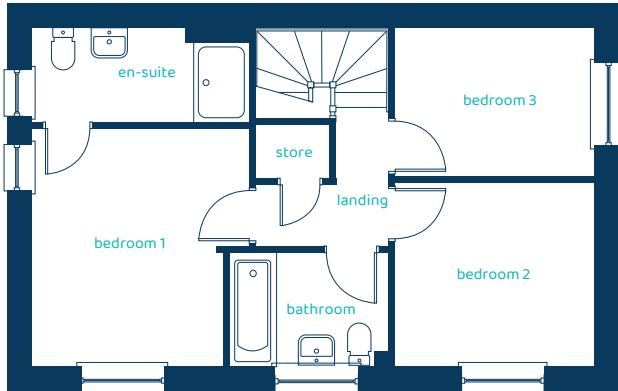
The Epsom is a stylish semi-detached home with three double bedrooms, a bright lounge and an open-plan kitchen/dining area.



## Ground Floor Plan



## First Floor Plan



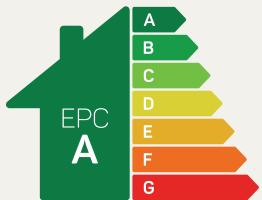
Room	Imperial	Metric
Kitchen/Dining	10'9" x 16'8"	3.27m x 5.09m
Living Room	9'8" x 16'8"	2.93m x 5.09m
Cloaks	3'10" x 5'4"	1.18m x 1.63m

Room	Imperial	Metric
Bedroom 1	10'9" x 11'9"	3.27m x 3.58m
En-Suite	10'9" x 4'7"	3.27m x 1.41m
Bedroom 2	9'10" x 9'1"	2.99m x 2.76m
Bedroom 3	9'10" x 7'4"	2.99m x 2.33m
Bathroom	7'11" x 5'7"	2.41m x 1.71m

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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 Epsom 09/01/26.



Predicted EPC rating