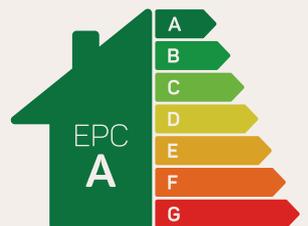




The Epsom

3 bed semi-detached

The Epsom is a semi-detached home with three double bedrooms.



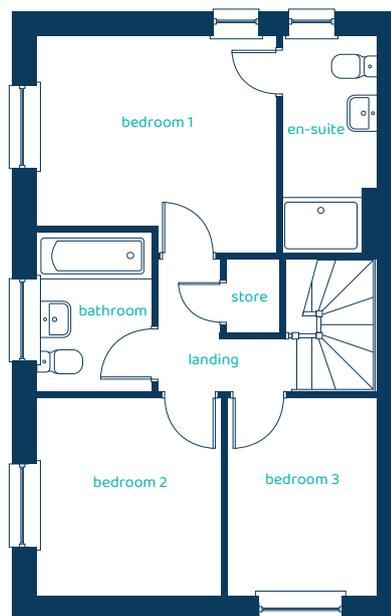
Predicted EPC rating

Ground Floor Plan



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

First Floor Plan



Room	Imperial	Metric
Bedroom 1	11'9" x 10'9"	3.58m x 3.27m
En-suite	4'7" x 10'9"	1.41m x 3.27m
Bedroom 2	9'1" x 9'10"	2.76m x 2.99m
Bedroom 3	7'4" x 9'10"	2.23m x 2.99m
Bathroom	5'7" x 7'11"	1.71m x 2.41m

The Epsom

3 bed semi-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 Epsom 19/11/25.

