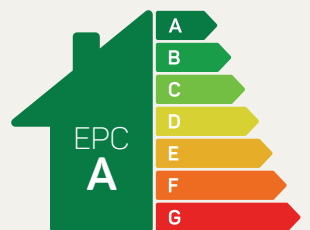




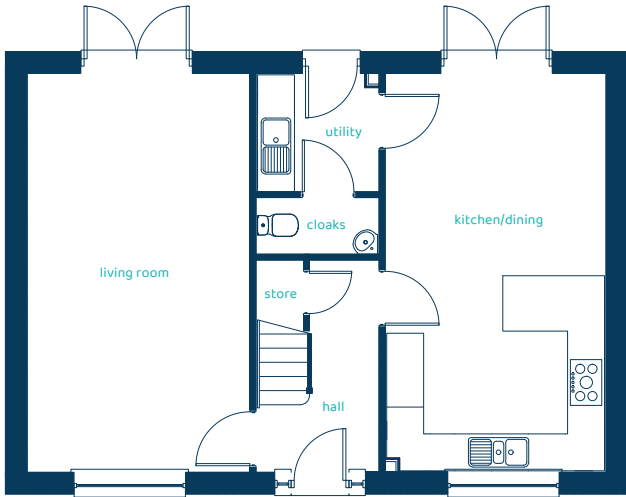
# The Charlton

## 4 bed detached

A traditionally-styled, detached four-bedroom home that offers plenty of space for busy family living.

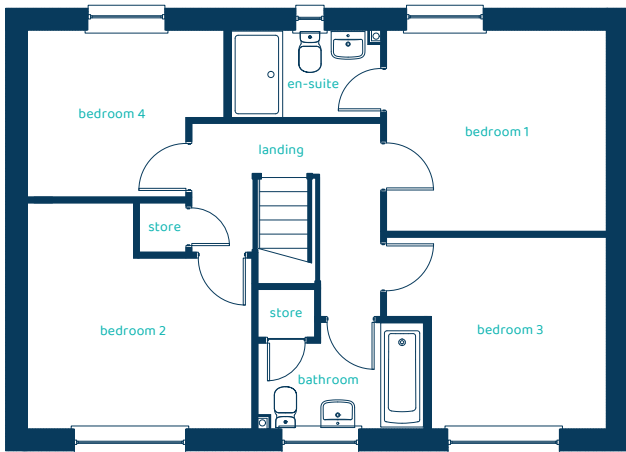


Predicted EPC rating



## Ground Floor Plan

Room	Imperial	Metric
Kitchen / Dining	11'7" x 21'1"	3.54m x 6.43m
Living Room	11'9" x 21'1"	3.57m x 6.43m
Utility	6'5" x 6'3"	1.95m x 1.9m
Cloaks	6'5" x 3'	1.95m x 0.92m



## First Floor Plan

Room	Imperial	Metric
Bedroom 1	11'8" x 10'8"	3.55m x 3.25m
En-suite	8' x 4'7"	2.43m x 1.4m
Bedroom 2	11'11" x 12'	3.63m x 3.65m
Bedroom 3	11'8" x 10'2"	3.55m x 3.09m
Bedroom 4	10'5" x 8'10"	3.17m x 2.69m
Bathroom	8'10" x 5'7"	2.7m x 1.7m

# The Charlton

## 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 Charlton-B 30/03/26.

