

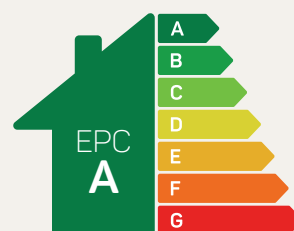


# The Marford

4 bed detached

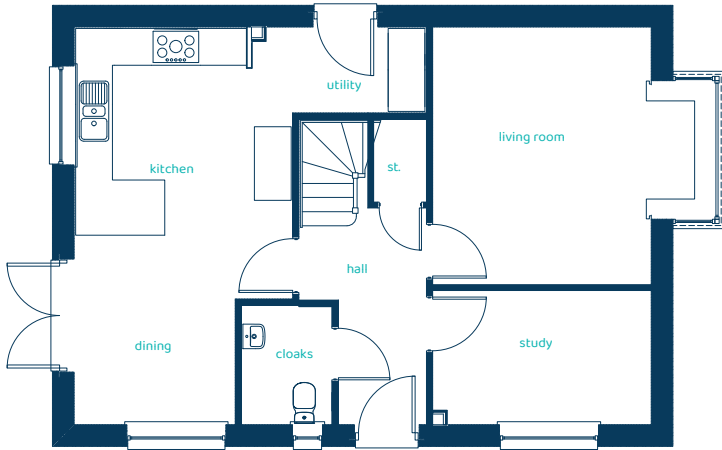
This impressive four-bedroom detached home is the ideal setting for family living.

**ANWYL**



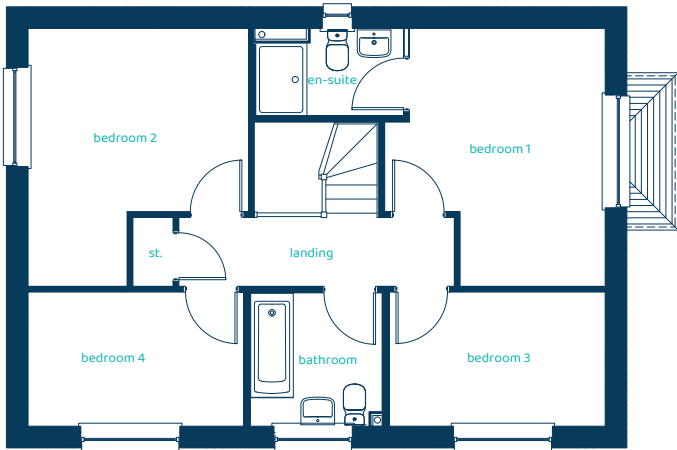
Predicted EPC rating

[anwylhomes.co.uk](http://anwylhomes.co.uk)



## Ground Floor Plan

| Room           | Imperial      | Metric        |
|----------------|---------------|---------------|
| Kitchen/Dining | 11'6" x 21'1" | 3.51m x 6.43m |
| Living Room    | 14'1" x 13'9" | 4.3m x 4.18m  |
| Study          | 11'7" x 7'1"  | 3.54m x 2.16m |
| Utility        | 9'3" x 4'5"   | 2.82m x 1.35m |
| Cloaks         | 4'9" x 6'3"   | 1.45m x 1.9m  |



## First Floor Plan

| Room      | Imperial      | Metric        |
|-----------|---------------|---------------|
| Bedroom 1 | 11'9" x 13'9" | 3.57m x 4.18m |
| En-suite  | 7'11" x 4'7"  | 2.41m x 1.41m |
| Bedroom 2 | 11'9" x 13'9" | 3.57m x 4.18m |
| Bedroom 3 | 11'6" x 7'1"  | 3.49m x 2.16m |
| Bedroom 4 | 11'6" x 7'1"  | 3.49m x 2.16m |
| Bathroom  | 7'1" x 7'1"   | 2.15m x 2.15m |

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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 Marford 30/03/26.

