

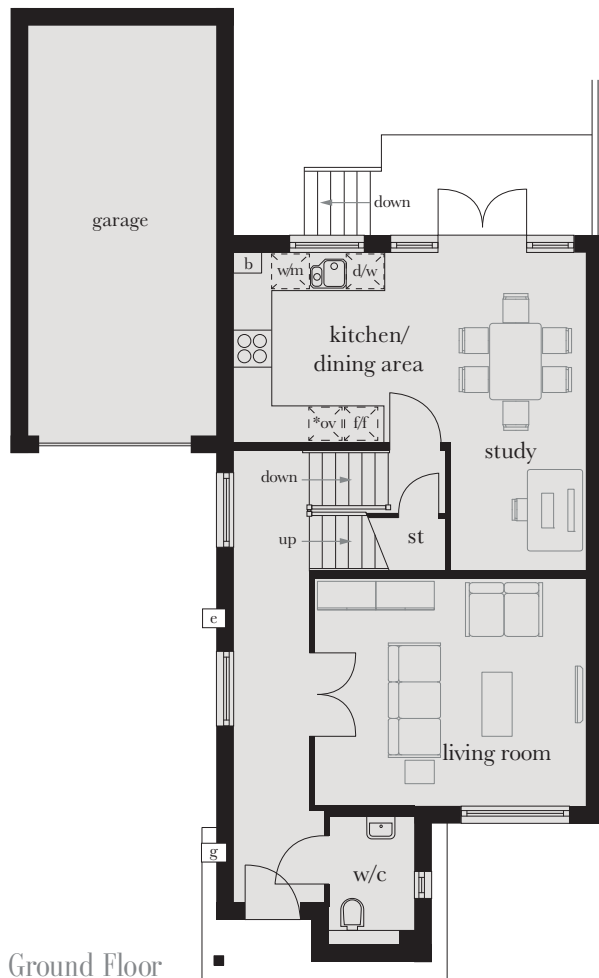
# The Waddenham

Plots 16 & 17

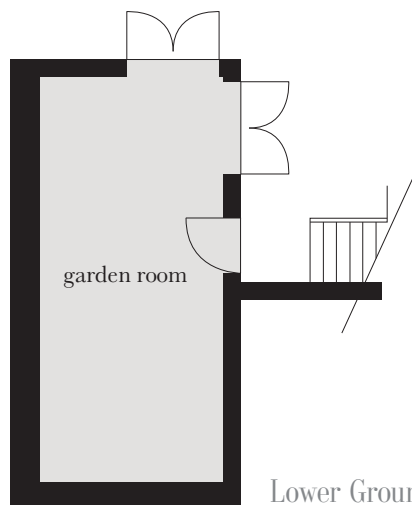
This expansive three bedroom home comes complete with its own garden room to the lower ground floor plus a garage to the side. There's a kitchen/dining area with study, living room and WC on the split level ground floor, while upstairs are three bedrooms, family bathroom and en suite to the master bedroom.



*Computer generated image shown above. External finishes and landscaping may vary. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.*



Ground Floor  
(Split Level)



Lower Ground Floor



First Floor  
(Split Level)

### First Floor

Master Bedroom	4.055m x 3.778m	13'3" x 12'4"
Bedroom 2	3.230m x 2.762m	10'6" x 9'0"
Bedroom 3	2.976m x 2.078m	9'8" x 6'8"

### Ground Floor

Kitchen/Dining/Study	5.800m x 5.316m (max) (max)	19'0" x 17'4" (max) (max)
Living Room	4.485m x 3.772m	14'7" x 12'4"

### Lower Ground Floor

Garden Room	6.725m x 3.002m	22'1" x 9'8"
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ST	cupboard	*ov	tall housing accommodating integrated single oven, microwave and warming drawer	w/m	integrated washing machine	cyl	hot water cylinder	---	reduced head height
e/s	en suite	fl	integrated fridge/freezer	rw	roof window	g	gas meter	L	loft hatch
W	wardrobe	d/w	integrated dishwasher	b	boiler	e	electric meter		