

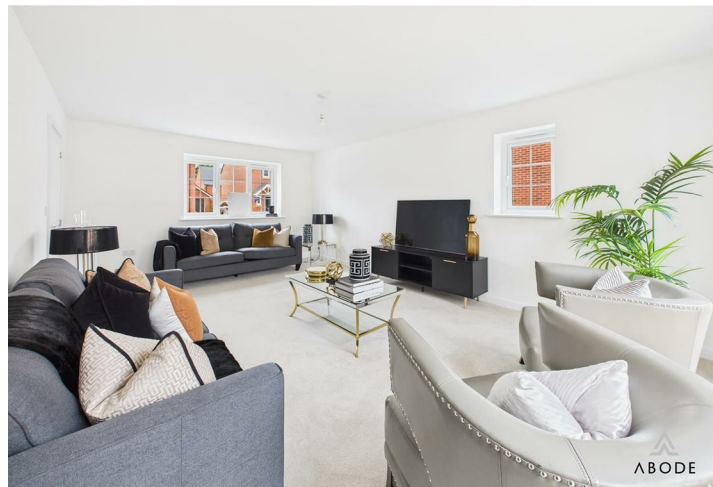


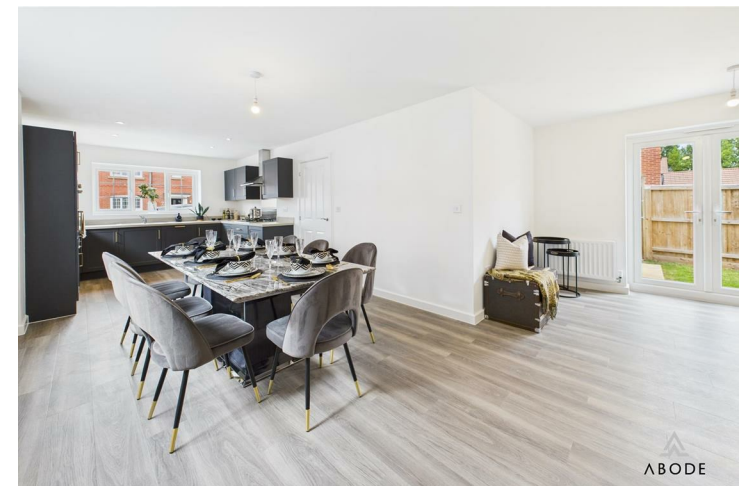


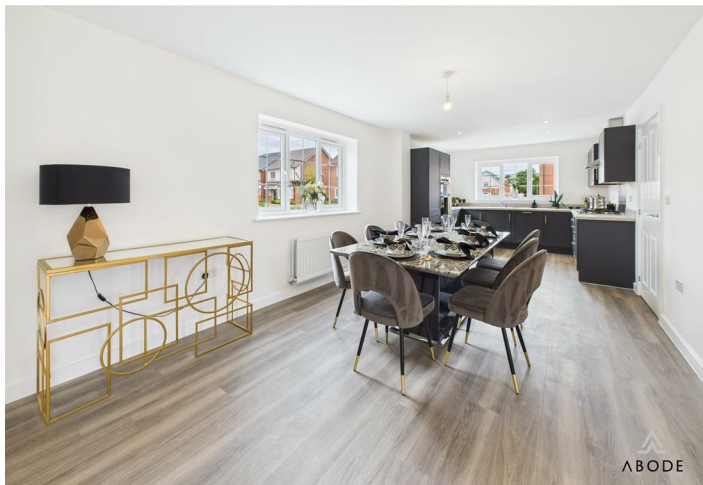
The Roydon is an impressive and flexible five double bedroom family home of high quality throughout. Spread over two-storeys, it offers ample living and entertaining spaces including a generous kitchen-dining area and a living space with doors onto the garden, integrated fridge freezer and dishwasher. Also a separate sitting room with double doors out onto the garden. Upstairs, both the large main bedroom and guest bedroom have en suite shower rooms and three further double bedrooms share a bathroom. The Roydon also includes a garage and a driveway parking, rear garden with tub already laid.

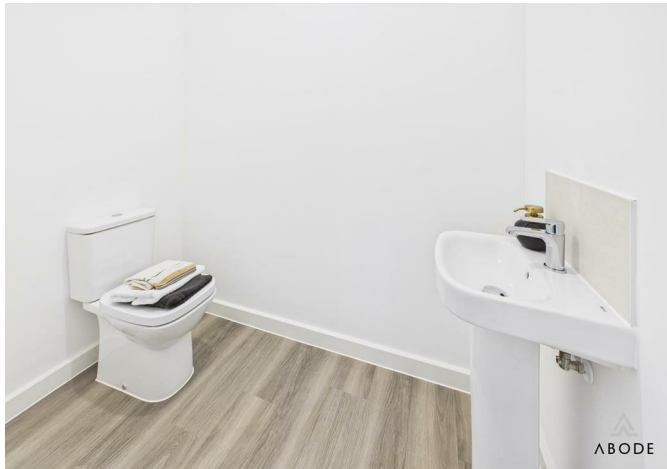
KEY FEATURES

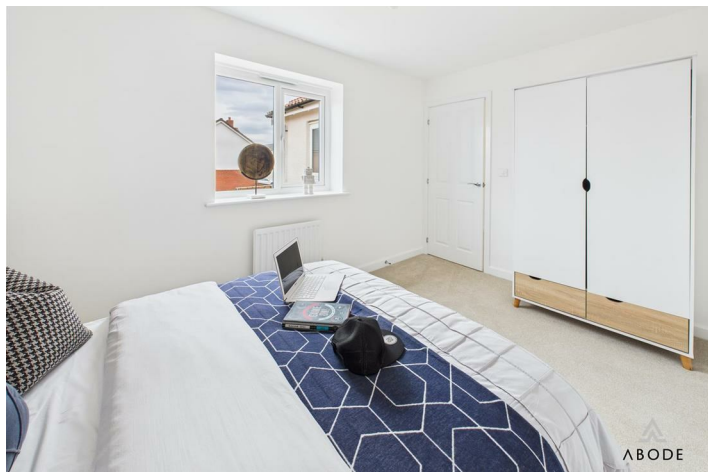
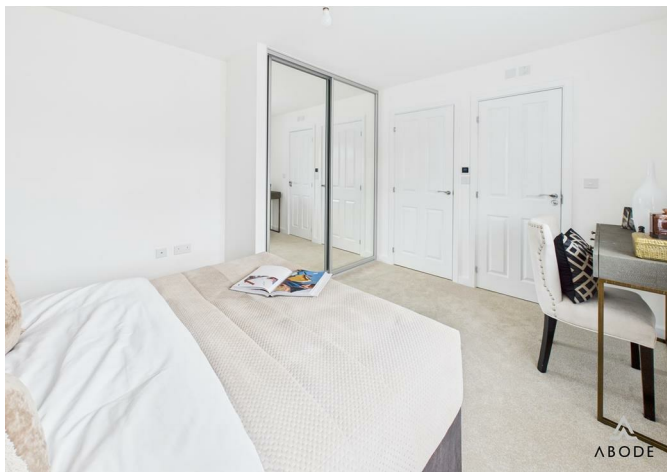
- 10 year NHBC warranty
- 2 year Crest Nicholson warranty
- Built-in wardrobe to bedroom 1
- En suite to two bedrooms
- French doors open out into the garden
- Garage and parking
- Open plan kitchen, dining and living space
- Separate sitting room
- Separate utility





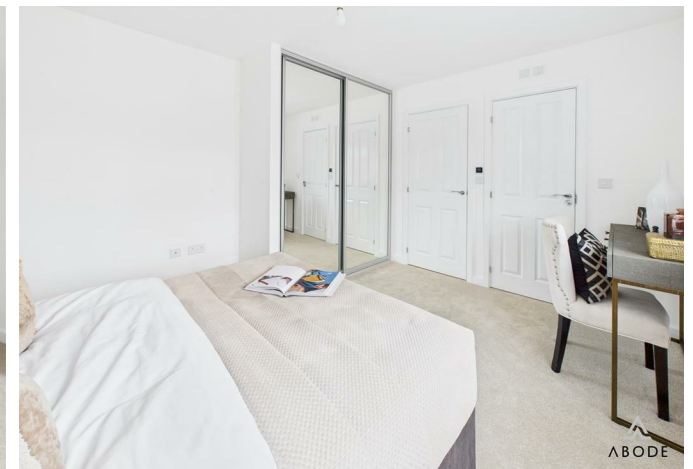
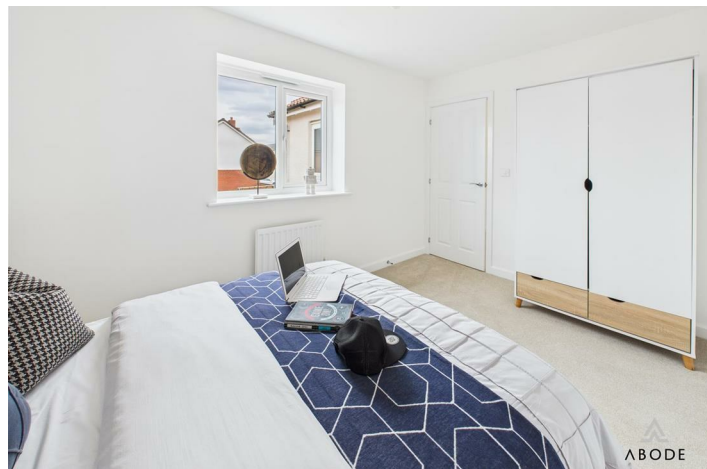


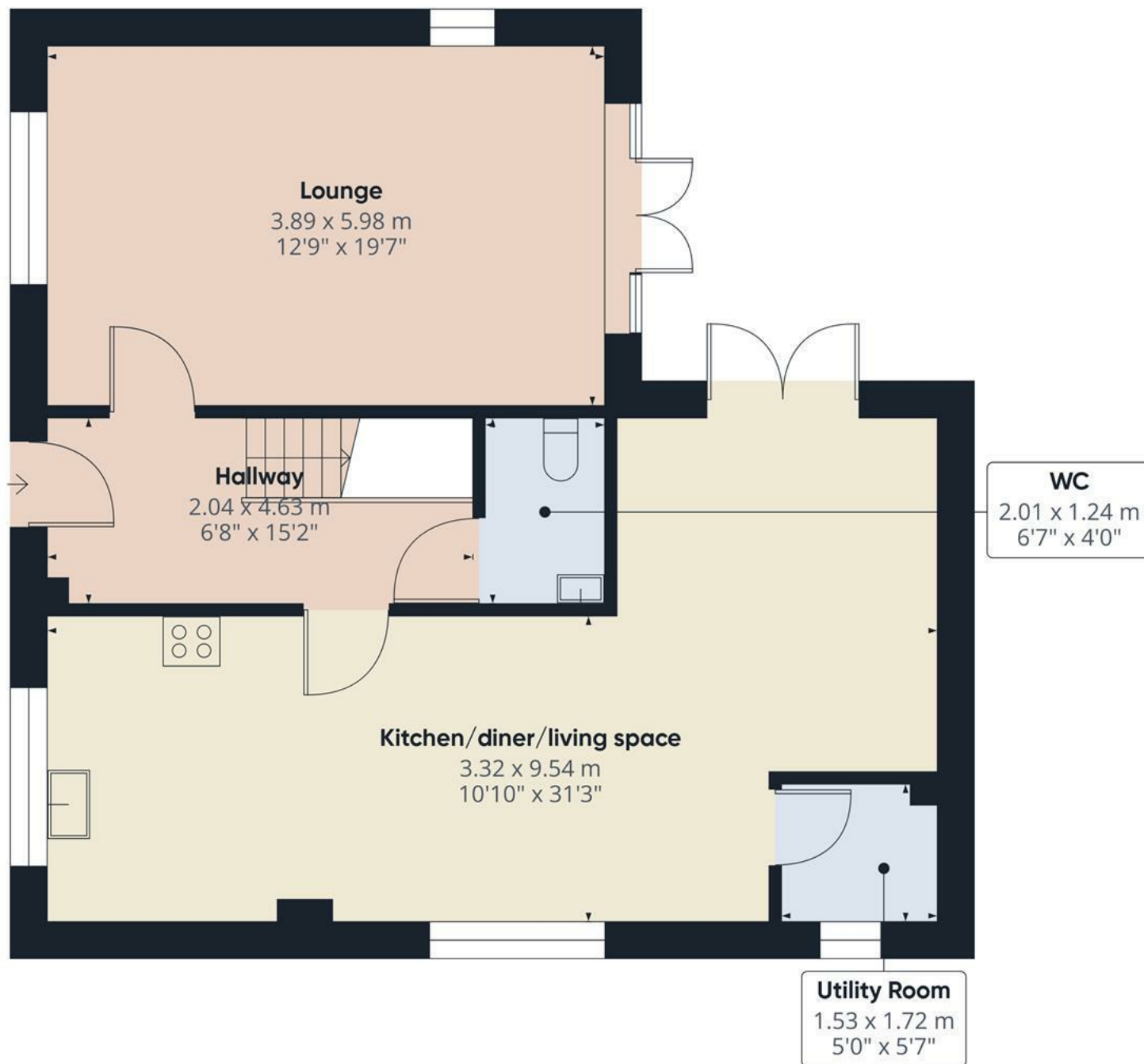












Floor 0

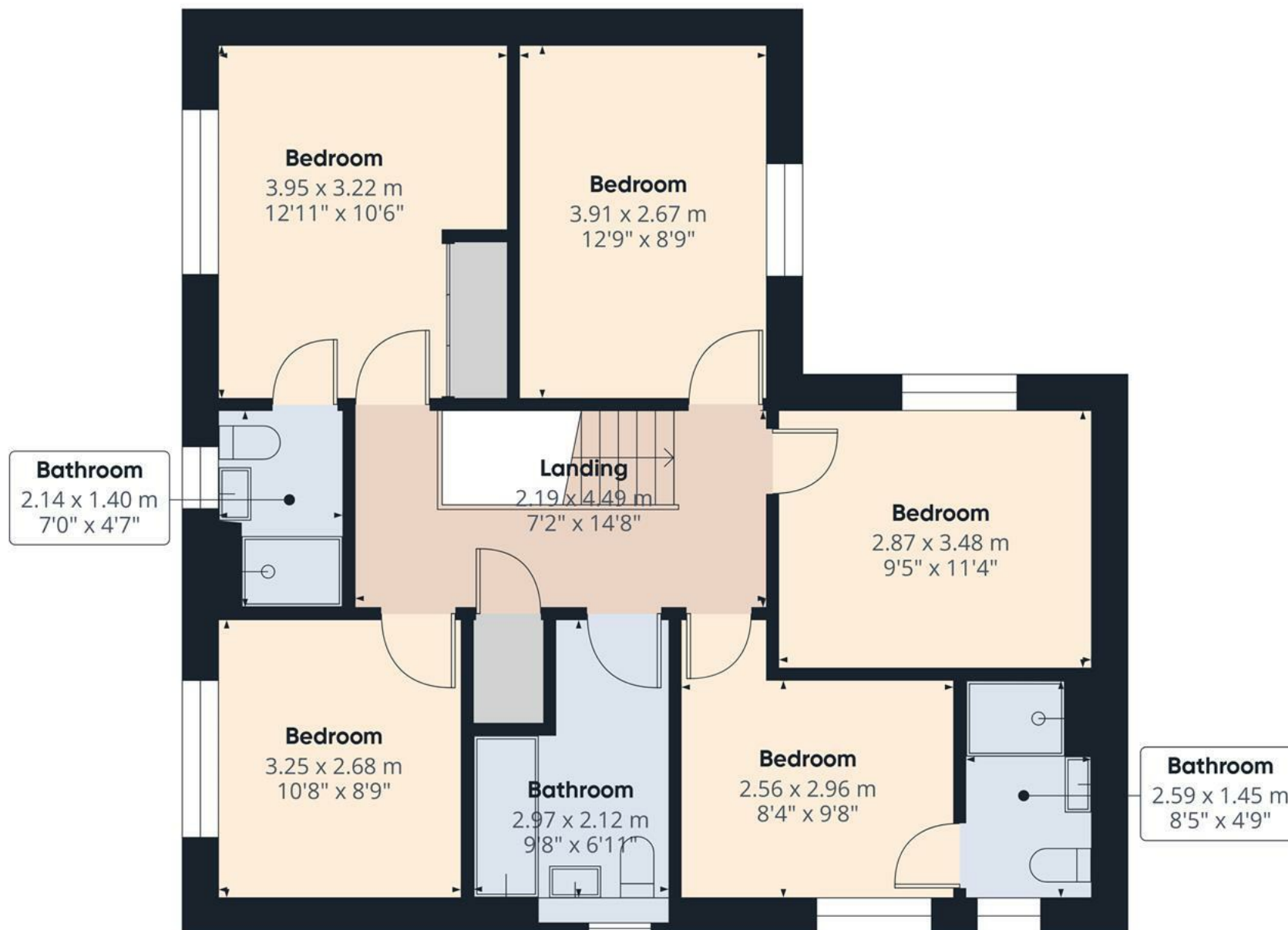
Approximate total area⁽¹⁾

75 m²
807 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Approximate total area⁽¹⁾

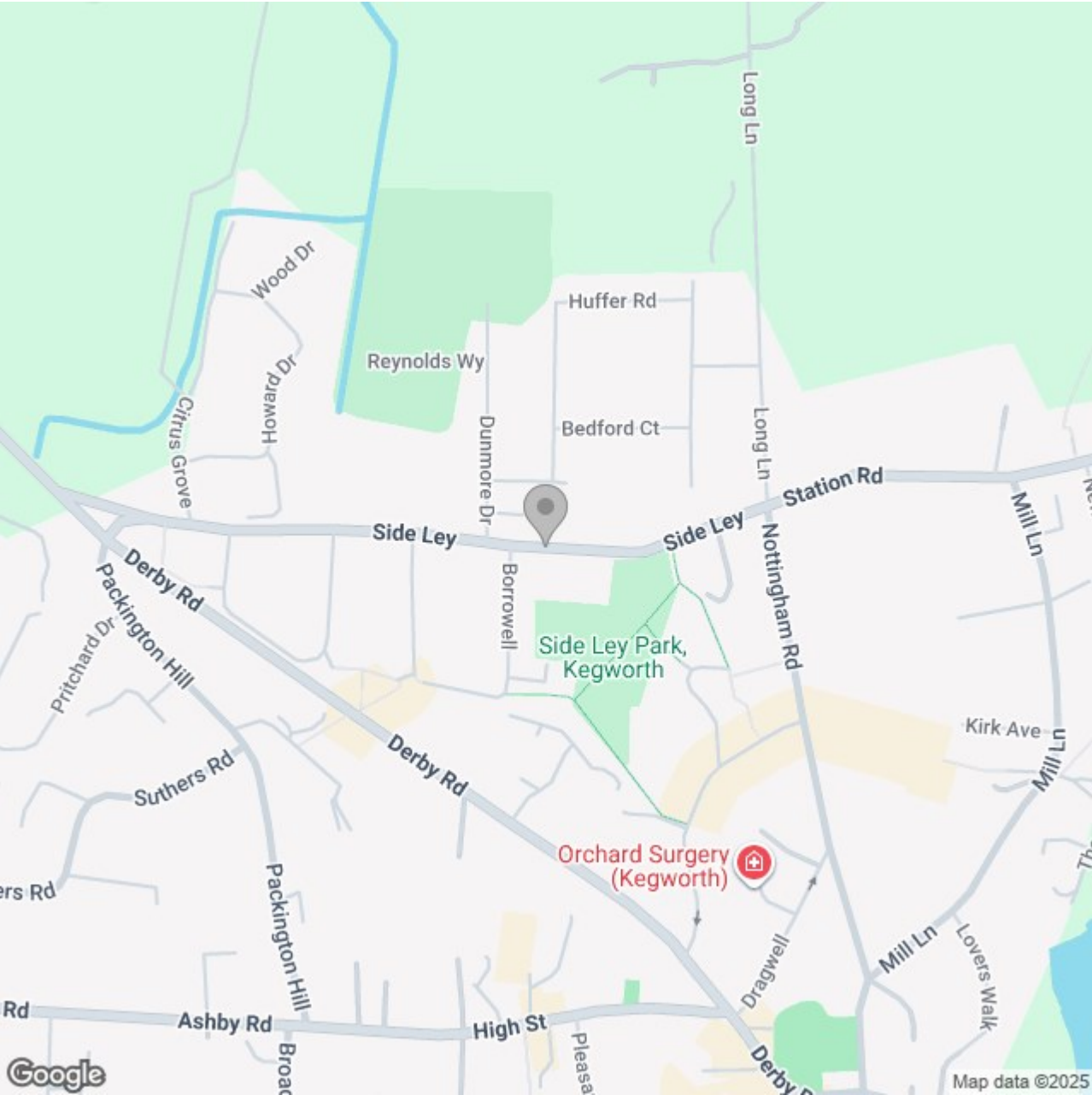
69.7 m²

752 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC