



# MAGNA GARDENS

PURLEY RISE . PURLEY ON THAMES



Plot: 22

Four bedroom home

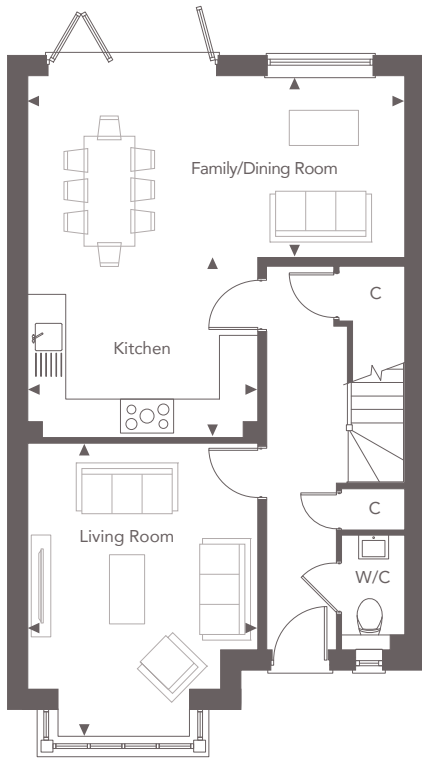
This four bedroom family home features an impressive family/dining/kitchen area, with attractive bi-fold doors leading out to the garden and a separate living room. There are three double bedrooms with built in wardrobes and the fourth bedroom could be used as a study, which is perfect for home working. The main bedroom benefits from an en-suite shower room, whilst the other bedrooms share a fully fitted luxurious family bathroom.

Total internal area: 134.4 sq m | 1447 sq ft



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Ground Floor

## Ground Floor

### Family/Dining Room

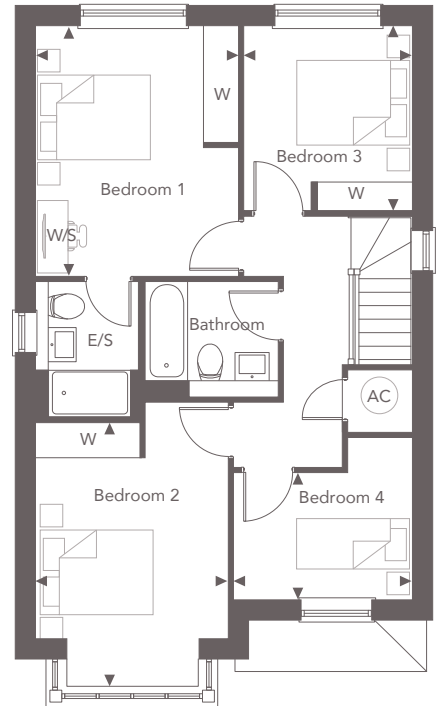
6.45m x 3.11m    21'2" x 10'3"

### Kitchen

3.93m x 3.07m    12'11" x 10'1"

### Living Room

4.99m x 3.93m    16'5" x 12'11"



First Floor

## First Floor

### Bedroom 1

4.29m x 3.47m    14'1" x 11'5"

### Bedroom 2

4.50m x 3.30m    14'9" x 10'10"

### Bedroom 3

3.16m x 2.88m    10'5" x 9'6"

### Bedroom 4

3.06m x 2.27m    10'1" x 7'5"

## Total internal area:

134.4 sq m | 1447 sq ft

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. W denotes wardrobe. C denotes cupboard. E/S denotes en suite. W/S denotes workstation. AC denotes Airing Cupboard. Please contact Sales Consultant for more information.