

# 44 Woodland Drive

A beautiful modern home



Price: £592,500\*

This beautiful cottage features a versatile open-plan living space adjacent to the fully equipped kitchen. An en suite master bedroom is supplemented by a second double bedroom and separate shower-room, giving the flexibility to entertain guests all year round. An entrance with ample storage flows into an interior complete with the very latest fixtures, fittings and appliances.

\* other charges apply

Apart from the fixtures and fittings described, the homes are unfurnished.

\* Based on a 125-year lease, and subject to service charge, event fees and ground rent. Please ask for further information.

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Internal measurements: 1,191sq ft

Living	10' 3" x 22' 10"	3,120 x 6,950mm
Kitchen	14' 9" x 11' 8"	4,490 x 3,540mm
Bedroom 1	12' 1" x 15' 8"	3,680 x 4,750mm
Bedroom 2	8' 10" x 13' 10"	2,680 x 4,210mm
Bath 3	10' 6" x 8' 1"	3,180 x 2,440mm
Shower	5' 7" x 8' 1"	1,700 x 2,450mm
Garden Room	7' 3" x 9' 8"	2,200 x 2,930mm
Patio	10' 5" x 10' 5"	3,150 x 3,150mm