

# 9 Magnolia Grove

A beautiful modern home



Price: £795,000\*

This beautiful house features a versatile open-plan living space next to the fully equipped kitchen. An en suite master bedroom is supplemented by a second en suite double bedroom, third 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.

Additional charges apply. All properties 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: 1,580sq ft

Living	13' 7" x 22' 10"	4,130 x 6,950mm
Kitchen	13' 3" x 15' 1"	4,030 x 4,590mm
Bedroom 1	9' 6" x 15' 5"	2,890 x 4,680mm
Bedroom 2	10' 6" x 15' 1"	3,190 x 4,580mm
Bedroom 3	8' 10" x 13' 4"	2,680 x 4,060mm
Ensuite 1	8' 1" x 8' 4"	2,440 x 2,530mm
Shower	5' 7" x 8' 1"	1,700 x 2,450mm
Study	12' 10" x 13' 6"	3,910 x 4,110mm
Garden Room	7' 2" x 9' 8"	2,180 x 2,930mm
Patio	10' 5" x 10' 5"	3,150 x 3,150mm