

8 East Mallard Lane

A beautiful modern home



Price: £575,000*

An intriguing two-bedroom cottage with corner rooms that flood with light through twin aspect windows on the ground and first floor. Downstairs, in addition to the large living/dining area, kitchen and wet room, there is a good-sized study that could easily become a third bedroom if you prefer.

Internal measurements: 1,259sq ft

Kitchen	8' 4" x 11' 1"	2,530 x 3,360mm
Living/Dining Room	13' 10" x 11' 4"	4,210 x 3,440mm
Reception Room	10' 0" x 12' 10"	3,040 x 3,890mm
Bedroom 1	13' 1" x 11' 0"	3,980 x 3,340mm
Bedroom 2	9' 5" x 11' 7"	2,870 x 3,510mm
Garden Room	14' 5" x 11' 4"	4,380 x 3,440mm

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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PLEASE NOTE: Images are for illustrative purposes only. Rooms shown may not be representative of this property.