

# Broadleaf Place

Broadleaf Place | Whyteleafe Road | Caterham | Surrey | CR3 5ED



This site plan is a guide for illustrative purposes only. Landscaping shown is indicative only.

## Plot 28

This beautiful 3 double bedroom house is spread over 3 floors and features an open plan living/dining room with ample space for a designated work station should you choose to work from home. It also features French doors to bring the outside in and flood the room with plenty of natural light. The stylish modern kitchen is fitted with integrated high specification appliances and adjoins the living/dining room. On an exclusive floor of its own at the top of the house bedroom one benefits from a large built in wardrobe, en-suite shower room and storage cupboards plus a skylight above the hall. Bedroom 2 also benefits from a large built in wardrobe and en-suite; and bedroom 3 make use of a luxury family bathroom on the first floor. Private parking is available outside.



<b>LIVING/DINING ROOM</b>	6.52m x 4.95m 21'5" x 16'3"
<b>KITCHEN</b>	3.51m x 2.55m 11'6" x 8'4"
<b>BEDROOM 1 PLUS EN-SUITE</b>	4.87m x 3.84m 16'0" x 12'7"
<b>BEDROOM 2</b>	4.95m x 3.05m 16'3" x 10'0"
<b>BEDROOM 3</b>	3.83m x 2.63m 12'7" x 8'8"

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☒ Tall kitchen units. --- Denotes sloping ceiling. ☒ Skylight. +Bay window to Plot 24 only. ++No window to Plot 29 only.  
 ● Porch roof variations. Plot 29 has an attached garage.

◀ 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. S denotes storage. W denotes wardrobe. W/S denotes workstation. LC denotes linen cupboard. Please contact Sales Consultant for more information.

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