

# FOREST EDGE

## FORDINGBRIDGE

### HOME 63

### THE ROSE

4 BEDROOMS | DETACHED | 1724 sq ft



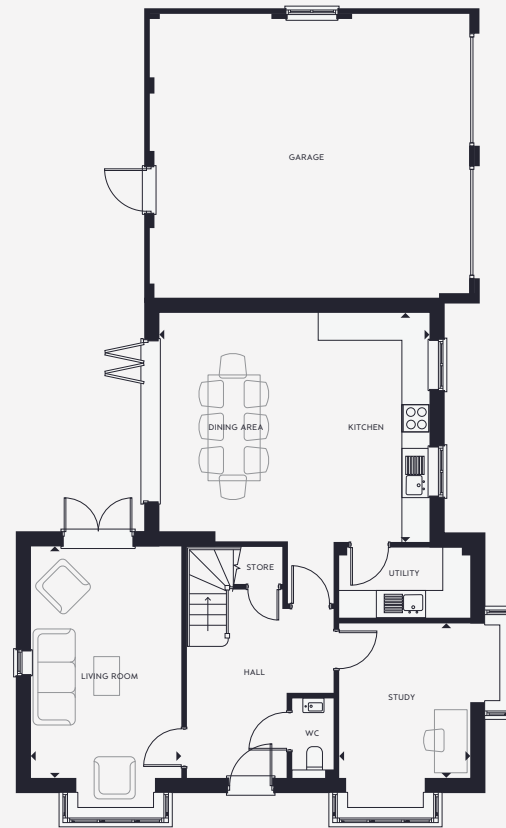
#### SPECIFICATION HIGHLIGHTS

- Spacious Kitchen with bifold doors and integrated appliances
- Separate Utility Room
- Separate Study Room
- Master Bedroom with Dressing Room off
- Four piece family bathroom
- Carpets and Karndean flooring
- Double Garage with 2 parking spaces and EV charging point
- PV Solar Panels
- Fronting open green space
- 10 year build warranty

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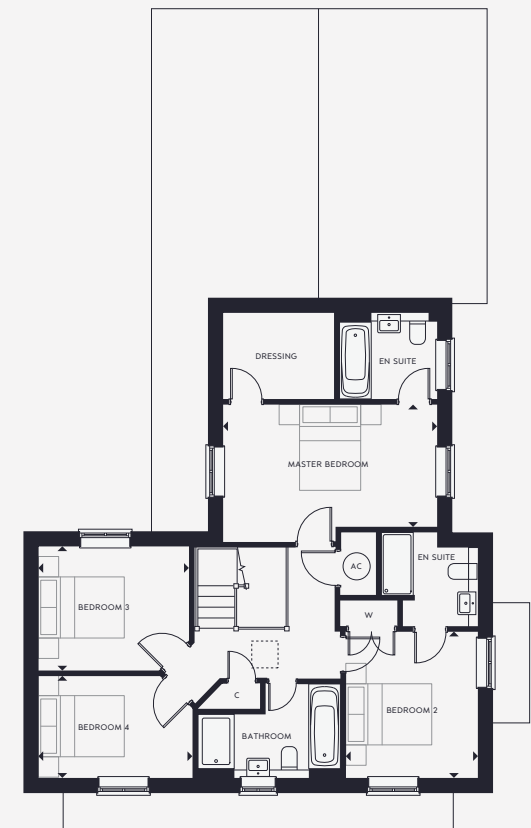


#### GROUND FLOOR

**Kitchen/Family Area**  
5980mm x 4835mm 19' 7" x 15' 10"

**Living Room**  
5080mm x 3300mm 16' 8" x 10' 10"

**Study**  
3390mm x 2875mm 11' 1" x 9' 5"



#### FIRST FLOOR

**Master Bedroom**  
4715mm x 3055mm 15' 6" x 10' 0"

**Dressing Area**  
2450mm x 1900mm 8' 0" x 6' 3"

**Bedroom 2**  
3215mm x 2910mm 10' 7" x 9' 7"

**Bedroom 3**  
3335mm x 2715mm 10' 11" x 8' 11"

**Bedroom 4**  
3400mm x 2250mm 11' 2" x 7' 5"

The items within this specification are for guidance only and may be substituted at any time. Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Applicants are advised to contact selling agent to ascertain the availability of any property. Computer generated illustrations indicative only. Please check with a member of the Metis Homes team for the latest information.