

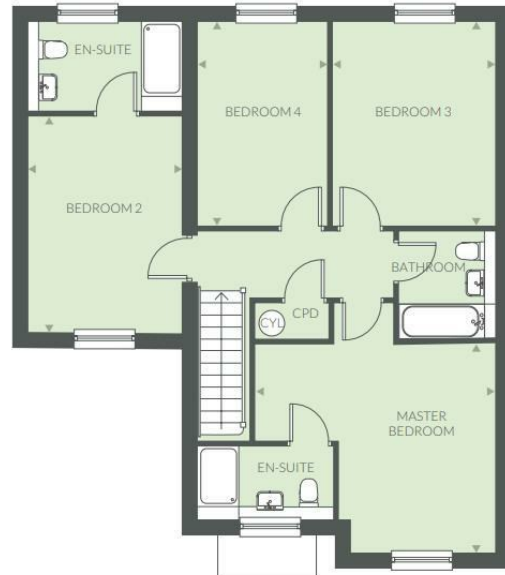


1 Sawfield Drive



GROUND FLOOR

Kitchen	4.68m x 3.15m	15'4" x 10'4"
Dining/ Snug	5.30m x 2.71m	17'5" x 8'11"
Living Room	5.04m x 3.49m	16'7" x 11'5"



FIRST FLOOR

Master Bedroom	4.72m x 4.13m	15'6" x 13'7"
Bedroom 2	4.25m x 3.02m	13'11" x 9'11"
Bedroom 3	4.00m x 3.19m	13'2" x 10'6"
Bedroom 4	4.00m x 2.58m	13'2" x 8'6"

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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