



10 Cherry Tree Gardens





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.



Approximate Area = 1902 sq ft / 176.7 sq m
 Garage = 528 sq ft / 49 sq m
 Total = 2430 sq ft / 225.7 sq m
 For identification only - Not to scale

Ground Floor

- Utility: 3.76 x 2.07m (12'4" x 6'9")
- Dining Room: 4.90 x 3.76m (16'1" x 12'4")
- Music Room: 5.30 x 3.75m (17'5" x 12'4")
- Garage: 4.83 x 3.57m (15'10" x 11'9")
- Living Room: 5.27 x 3.84m (17'3" x 12'7")
- Kitchen / Breakfast Room: 5.64 x 3.78m (18'6" x 12'5")
- Lobby: 2.52 x 1.91m (8'3" x 6'3")
- Bedroom 4: 3.15 x 3.09m (10'4" x 10'2")

First Floor

- Garage: 5.40 x 5.35m (17'9" x 17'7")
- Bedroom 2: 3.76 x 2.99m (12'4" x 9'10")
- Bedroom 3: 3.02 x 2.64m (9'11" x 8'6")
- Bedroom 1: 4.60 x 3.20m (15'1" x 10'6")

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1447776



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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