



Henley Newton Gardens

Newton | NG13 8UW | Prices From £549,000

ROYSTON
& LUND

- 4 bedrooms
- Open plan kitchen/ dining/ living
- Separate, spacious lounge
- Cloaks
- 2 en-suite bedrooms
- Separate utility room
- Family Bathroom
- Save on your energy bills
- Integral double garage
- Private garden





As an executive home, the Henley is undeniably impressive. With a double garage, two en-suite bedrooms and a thirty-six foot family, dining and kitchen area, this is a generously proportioned home of real quality and character.



Part of our celebrated Heritage Collection, this four bedroom home combines the best aspects of tradition and modern living to create the ideal home for growing families. Traditional exteriors reflect classic English craftsmanship and style, while the chic interiors and top class features reflect 21st century lifestyle.

With plenty of space for all of the family, whether you wish to spend some time together or seek some relaxing alone time, The Henley is a traditional home that has been built for today's family.



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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THE HENLEY

GROUND FLOOR

- 1 Lounge 17'8" x 11'8" 5.37 x 3.57 m
- 2 Kitchen 13'4" x 11'5" 4.07 x 3.49 m
- 3 Dining 12'8" x 11'9" 3.86 x 3.57 m
- 4 Family 13'2" x 12'0" 4.03 x 3.65 m
- 5 Utility 6'3" x 5'11" 1.90 x 1.79 m
- 6 Cloaks 7'6" x 3'7" 2.28 x 1.10 m
- 7 Garage 17'1" x 17'0" 5.21 x 5.19 m

FIRST FLOOR

- 8 Bedroom 1 16'8" x 11'8" 5.09 x 3.57 m
- 9 En-suite 1 10'9" x 6'5" 3.28 x 1.94 m
- 10 Bedroom 2 14'4" x 10'3" 4.37 x 3.11 m
- 11 En-suite 2 7'5" x 5'4" 2.27 x 1.63 m
- 12 Bedroom 3 11'11" x 10'0" 3.63 x 3.05 m
- 13 Bedroom 4 12'5" x 8'6" 3.78 x 2.59 m
- 14 Bathroom 8'4" x 7'9" 2.54 x 2.37 m



GROUND FLOOR



FIRST FLOOR



Customers should note this illustration is an example of the Henley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be finished or more images of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plan to plot including color and finish. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification shown in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. EIG_HENL_DM2

○ Denotes where dimensions are taken from. All wallrobes are subject to site specification. Please see Sales Consultant for further details.
 or - oven
 ff - fridge freezer
 dw - dishwasher
 wc - toilet
 ov - vanity
 ff - fridge freezer
 dw - dishwasher
 wc - toilet
 ov - vanity

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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