



**FARMSTEAD**  
**AT TANNERSBROOK**

CRANBROOK, KENT

**THE REED**  
**3 BEDROOM HOUSE**



**Berkeley**  
Designed for life

# THE REED

## 3 BEDROOM HOUSE

HOUSES 1, 3, 5, 10, 11, 12 & 19

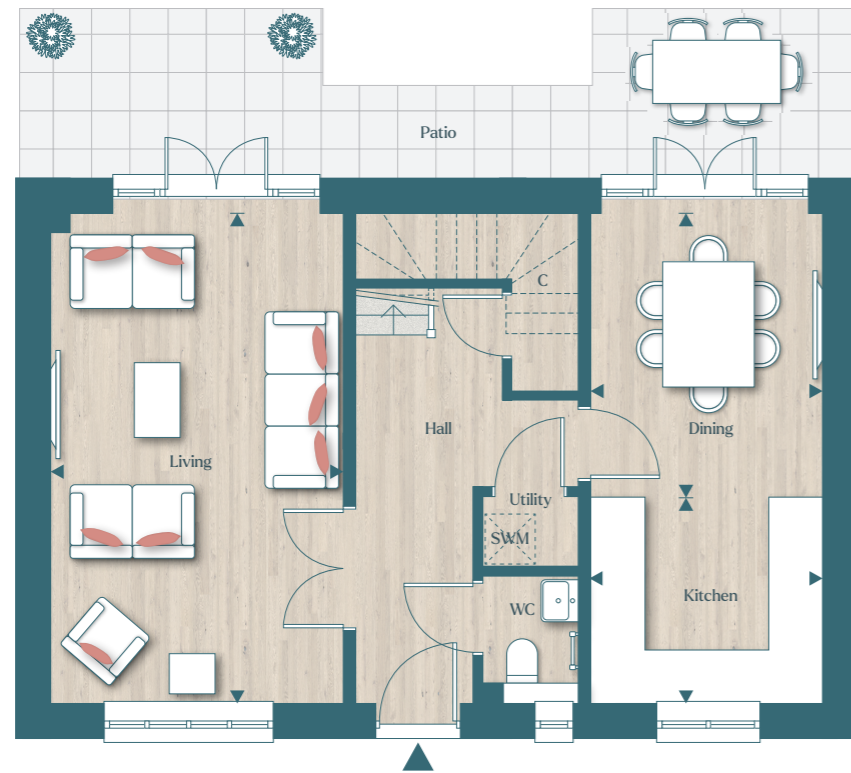
Total Area 110.1 sq m (1,184 sq ft)

### GROUND FLOOR

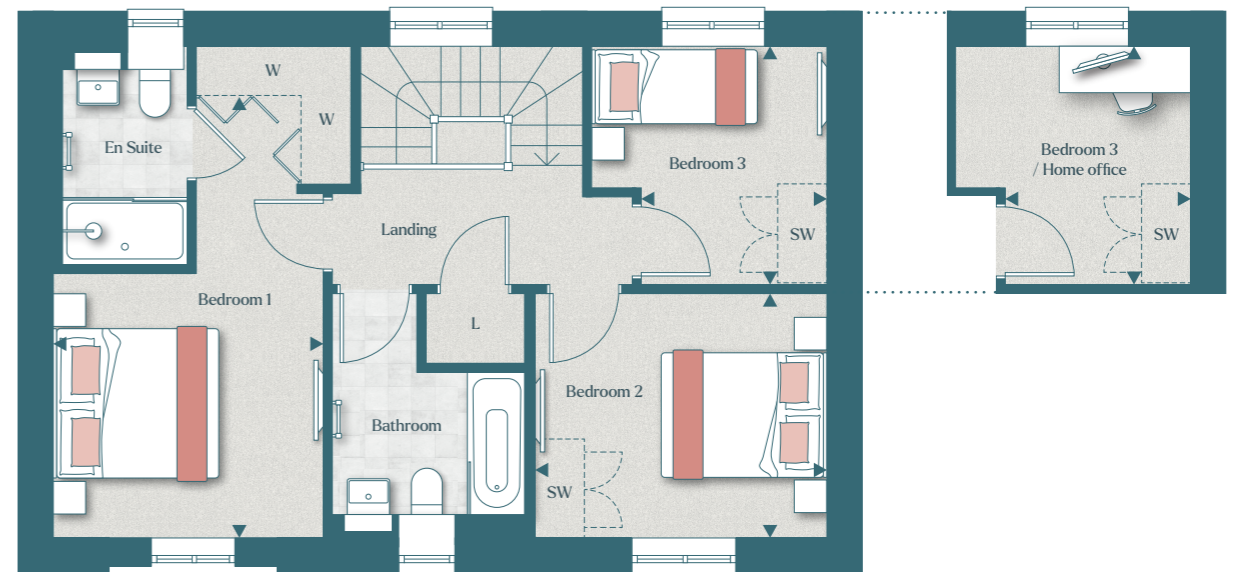
|         |               |                 |
|---------|---------------|-----------------|
| Kitchen | 2.50m x 2.80m | 8' 2" x 9' 2"   |
| Living  | 5.92m x 3.52m | 19' 5" x 11' 6" |
| Dining  | 3.42m x 2.80m | 11' 2" x 9' 2"  |

### FIRST FLOOR

|                         |               |                 |
|-------------------------|---------------|-----------------|
| Bedroom 1               | 3.18m x 3.24m | 10' 5" x 10' 6" |
| Bedroom 2               | 2.95m x 3.52m | 9' 8" x 11' 7"  |
| Bedroom 3 / Home office | 2.92m x 2.28m | 9' 6" x 7' 5"   |



GROUND FLOOR



FIRST FLOOR

Artist's impression, for illustrative purposes only. Facade and roof details may vary. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Garden and patio sizes may vary. Please ask Sales Consultant for further information. Floorplans have been sized to fit the page, as a result this plan may not be at the same scale as plans on other pages.

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe L Linen Cupboard SWM Space for Washing Machine



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