



FLORENCE PARK  
TIPTREE

# The Leonardo

Plot: 55



Traditional  
Semi-Detached  
3 Bedroom House



968  
sq.ft



3  
Bedrooms



2  
Bathrooms



2  
Floors



1  
Garage



1  
Parking  
Space

- A substantial semi-detached three-bedroom home
- Spacious living room with French doors leading to the garden
- Open plan kitchen/dining room
- Second double bedroom with en-suite bathroom
- Family bathroom
- Private garage and additional parking space

Viewing by Appointment Only



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## First Floor

### Bedroom 1

3.26m x 3.88m  
10'8" x 12'9"

### Bedroom 2

2.92m x 3.95  
9'7" x 12'12"

### En-suite

1.96m x 1.79m  
6'5" x 5'10"

### Bedroom 3

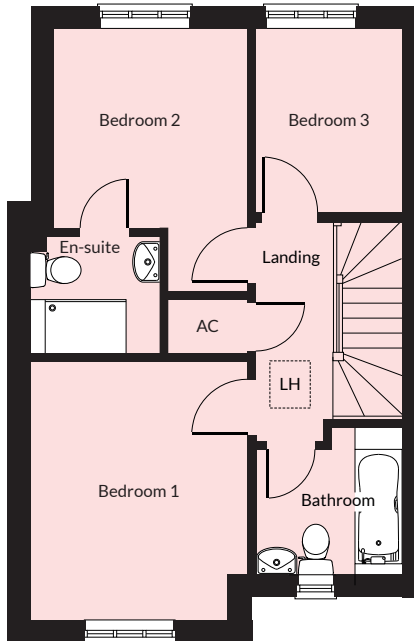
2.22m x 2.78m  
7'4" x 9'1"

### Bathroom

2.22m x 2.22m  
7'4" x 7'4"

### Landing

1.25m x 3.09m  
4'1" x 10'2"



## Ground Floor

### Living Room

5.22m x 3.03m  
17'2" x 9'11"

### Kitchen/Dining Room

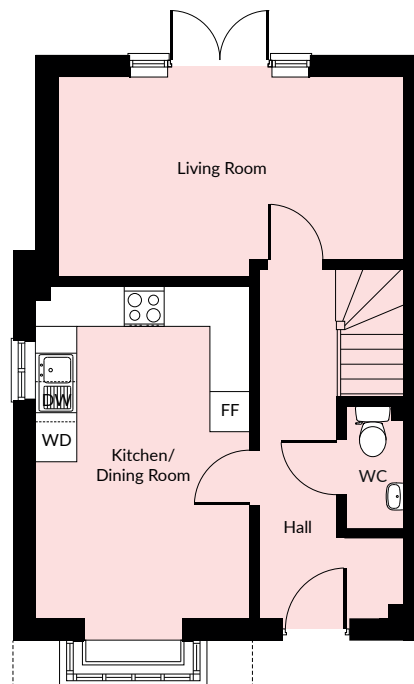
3.26m x 5.70m  
10'8" x 18'8"

### Hall

2.20m x 5.23m  
7'3" x 17'2"

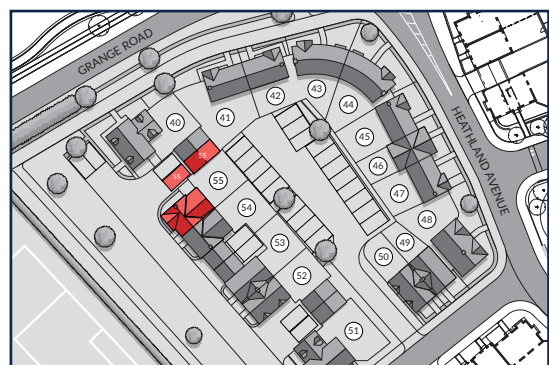
### WC

0.90m x 1.88m  
2'11" x 6'2"



## Florence Park Phase One Development

A new development of quality, traditional styled 2, 3, 4 and 5 bedroom homes within the desirable village of Tiptree, Essex, CO5 0UH.



Dimensions stated are within 100mm (4") but should not be used as a basis for furnishings, furniture or appliance spaces etc. Dimensions for such purposes must be verified against actual site measurements.

FF = Fridge Freezer WM = Washing Machine AC = Airing Cupboard LH = Loft Hatch WC = Water Closet DW = Dishwasher