



Computer generated image depicts the front elevation of The Roding.

PROPERTY TYPE

## The Roding

 BEDROOMS x1
  LIVING/DINING
  BATHROOMS x2

Light and spacious accommodation offering 88 sq m (947 sq ft) of thoughtfully planned living space. This property features a generous living/ dining area with a striking floor-to-ceiling picture window, a beautifully proportioned bedroom with en suite, and a well-appointed bathroom.

Additionally, the home includes an oversized store room — flooded with natural light from two windows — offering versatile potential as a home office, library, or hobby room.

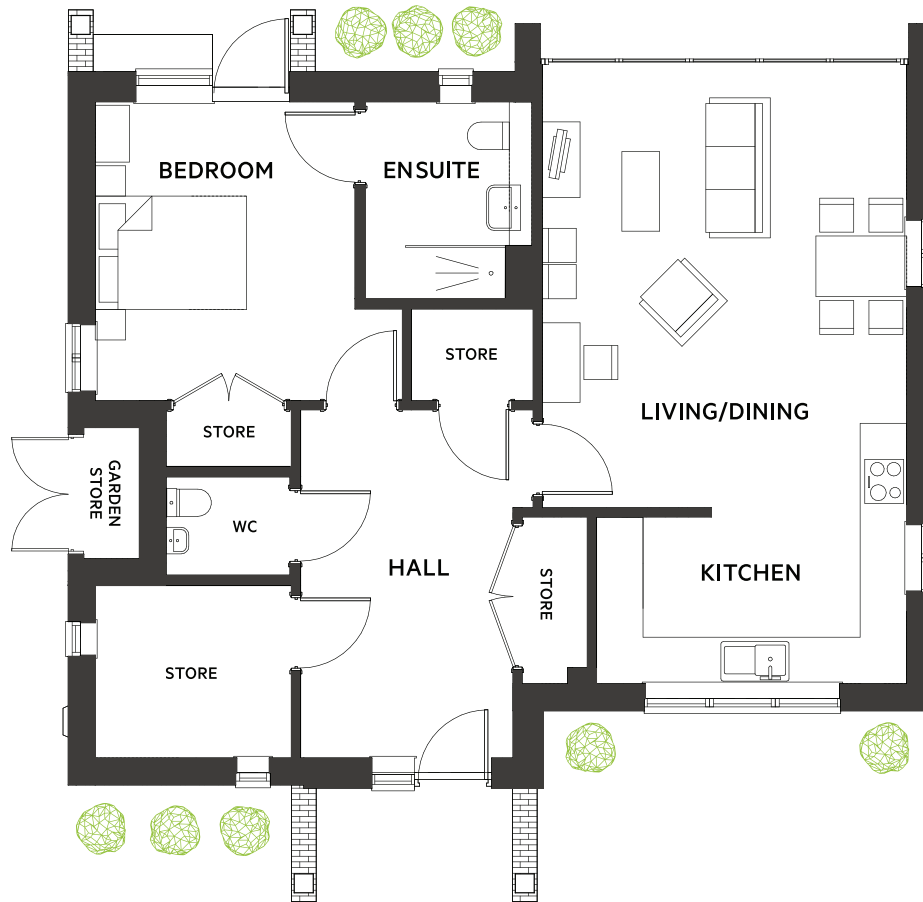
PLOT LOCATIONS

- 2
- 5
- 48
- 53
- 64
- 80
- 81
- 87
- 94

FEATURES

- Step-free access
- Private garden & parking
- EV charging
- Vaulted lounge
- 24-hour on-site warden

# Plan & Dimensions



## DIMENSIONS

AREA	METRIC	IMPERIAL
Living / Dining	4.70 x 4.80	15' 5" x 15' 9"
Kitchen	4.10 x 3.50	13' 5" x 11' 6"
Bedroom	3.40 x 3.90	11' 2" x 12' 10"
En Suite	2.20 x 2.60	7' 3" x 8' 6"
Store Room	2.60 x 2.30	8' 6" x 7' 7"

---

<b>Total</b>	<b>88 sq m</b>	<b>947 sq ft</b>
--------------	----------------	------------------

---



Computer generated image depicts the rear elevation of The Roding.

For further information on this property or any others on the Burnham Waters development, please call the agent on **01621 861 559**.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or a warranty. Burnham Waters Ltd operates a programme of continuous product development. All computer generated images are indicative and may be subject to change. All internal imagery depicts previous group developments, specification may vary from that shown. All time and distances quoted are approximate and taken from either google.co.uk or nationalrail.co.uk. March 2026