

# THE HERTFORD

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



Featuring an bay-fronted open-plan kitchen diner, with French doors onto the garden. A perfect space to entertain friends and family. On the opposite side of the home is a spacious bay-fronted lounge. Upstairs

are two double bedrooms plus separate bathroom, the main bedroom benefitting from an en-suite and dressing room. Two more bedrooms as well as a shower room can be found on the top floor.

Features are plot specific. Please refer to working drawings.



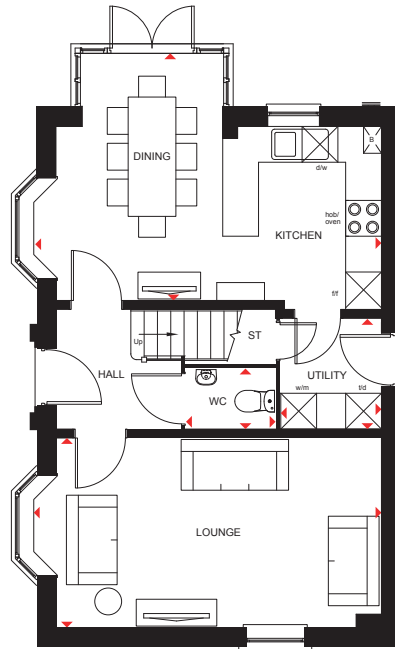
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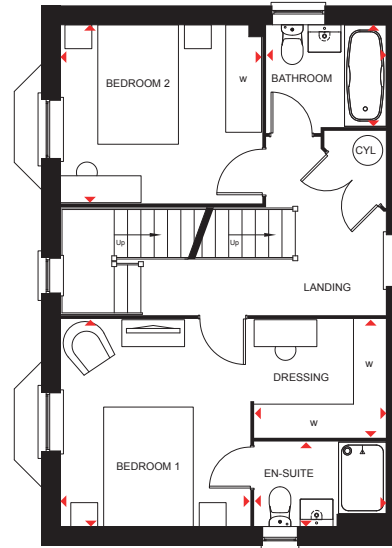
## Key

B	Boiler	CYL	Cylinder	f/f	Fridge/freezer space	td	Tumble dryer space	◀ ▶	Dimension location
ST	Store	wm	Washing machine space	dw	Dishwasher space	W	Wardrobe space		



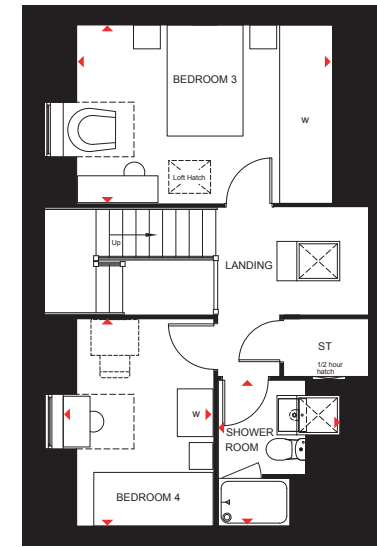
### Ground Floor

Lounge	5852 x 3178 mm	19'2" x 10'5"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1855 mm	5'6" x 6'1"
WC	1500 x 1014 mm	4'11" x 3'4"
Hall	2092 x 2005 mm	6'10" x 6'7"



### First Floor

Bedroom 1	3462 x 3166 mm	11'4" x 10'4"
En Suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bedroom 2	3366 x 2978 mm	11'0" x 9'9"
Bathroom	2000 x 1700 mm	6'6" x 5'6"
Landing	4109 x 2961 mm	13'6" x 9'9"



### Second Floor

Bedroom 3	4540* x 2978 mm	14'10"* x 9'9"
Bedroom 4	3462 x 2537* mm	11'4" x 8'3"*
Shower Room	2432 x 1464* mm	7'11" x 4'9"*
Landing	2813 x 2548 mm	9'3" x 8'4"

\*Overall floor dimension includes lowered ceiling areas

Plot 12.

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