

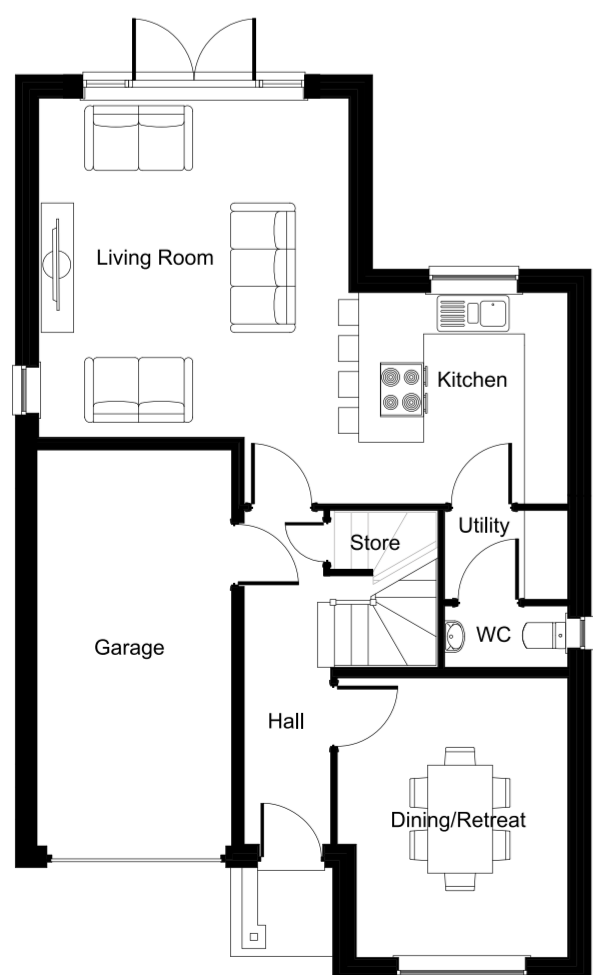
The Hartford

4 bedroom detached home

Four bedroom detached home / contemporary lounge/kitchen area / stylish breakfast bar / separate dining room or retreat / French rear doors leading onto the patio area and garden / four spacious bedrooms / master bedroom with ensuite / family bathroom / useful utility room / ground floor WC / integral garage / exterior Arts & Crafts styling

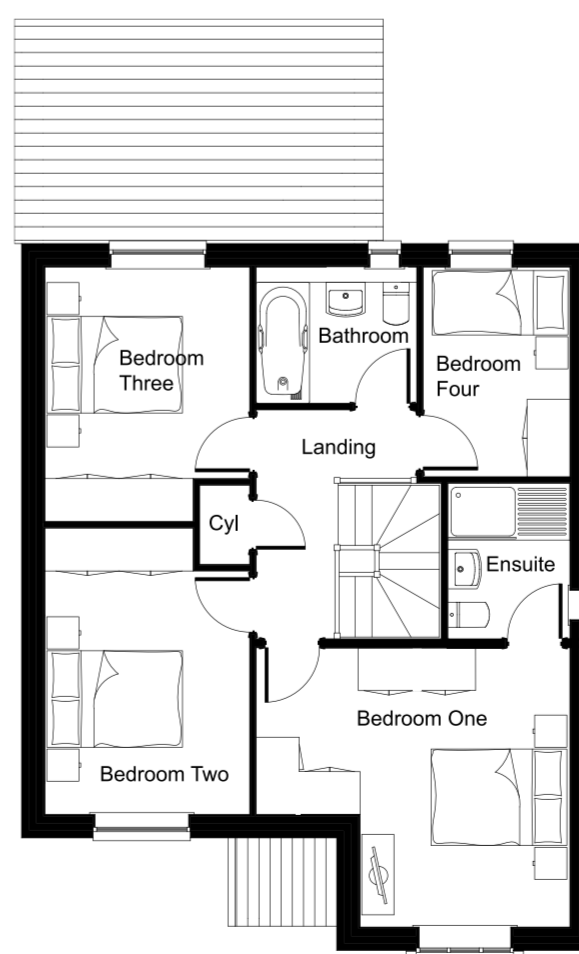


Ground Floor



LIVING ROOM	4.71m x 4.31m 15' 5" x 14' 1"
DINING ROOM / RETREAT	3.88m x 3.20m (max) 12' 8" x 10' 6" (max)
KITCHEN	3.04m x 2.94m 9' 11" x 9' 7"
UTILITY ROOM	1.71m x 1.24m 5' 7" x 4' 0"
WC	1.71m x 0.85m 5' 7" x 2' 9"
GARAGE	5.50m x 2.70m 18' 0" x 8' 10"

First Floor



BEDROOM 1	4.39m (max) x 3.91m (max) 14' 4" (max) x 12' 9" (max)
ENSUITE	2.17m x 1.71m 7' 1" x 5' 7"
BEDROOM 2	4.01m (max) x 2.87m (max) 13' 1" (max) x 9' 5" (max)
BEDROOM 3	3.56m (max) x 2.87m (max) 11' 8" (max) x 9' 5" (max)
BEDROOM 4	2.94m x 2.05m 9' 8" x 6' 9"
BATHROOM	2.25m x 1.91m (max) 7' 4" x 6' 3" (max)

We operate a policy of continuous product development and individual features such as windows, garages and elevation treatments may vary between individual plots and developments. Homes may be constructed from brick or artificial stone and room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. Images and plans are correct at the time of going to press, but may be subject to change during construction. Consequently these particulars should be treated as guidance only and cannot be relied on as accurately describing any of the Specific Matters prescribed by any Order under the Consumer Protection From Unfair Trading Regulations 2008. Nor do they constitute a contract or part of a contract. Please ensure that you check with the Sales Consultant on the development for specific plot details.

