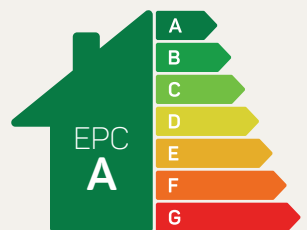




The Hartford

4 bed detached

Growing families will love this superb four-bedroom detached home. The large open-plan kitchen/dining area is perfect for busy families, and the separate living room is great for relaxing. The kitchen's breakfast bar enjoys light from the elegant French doors leading to the garden. Upstairs, there are four double bedrooms. The spacious main bedroom features an en-suite for unwinding, and a well-equipped family bathroom ensures everyone can get ready with ease

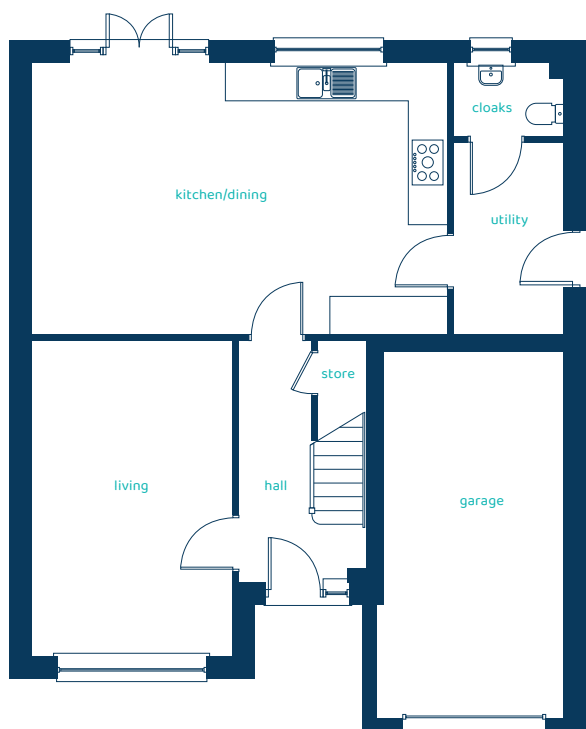


Predicted EPC rating



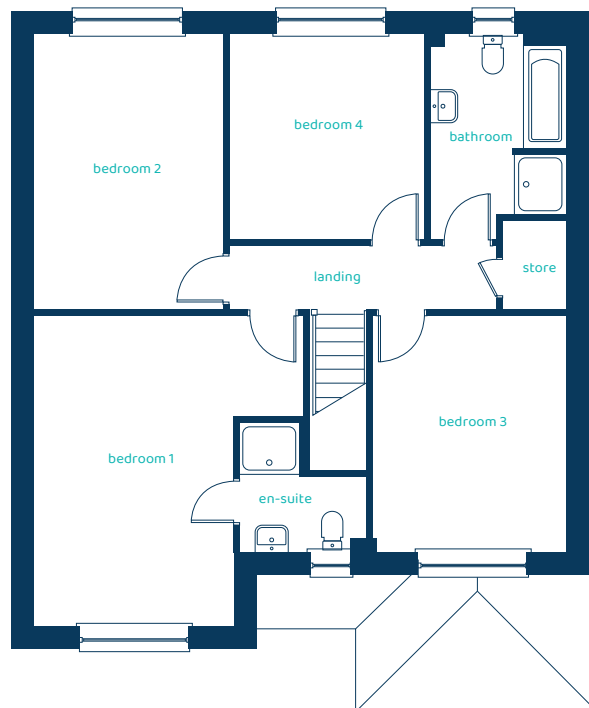
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Ground Floor Plan



Room	Imperial	Metric
Kitchen/Dining	22'6" x 14'8"	6.85m x 4.46m
Living Room	17'1" x 10'9"	5.2m x 3.29m
Utility	10'5" x 5'11"	3.17m x 1.8m
Cloaks	5'11" x 3'11"	1.8m x 1.2m

First Floor Plan



Room	Imperial	Metric
Bedroom 1	16'10" x 14'7"	5.14m x 4.44m
En-suite	6'11" x 6'11"	2.12m x 2.12m
Bedroom 2	14'11" x 10'3"	4.55m x 3.11m
Bedroom 3	12'10" x 10'6"	3.9m x 3.2m
Bedroom 4	11'3" x 10'7"	3.42m x 3.22m
Bathroom	11'3" x 7'5"	3.42m x 2.25m

The Hartford

4 bed detached

Anwyl Homes is a registered developer with the NHQB. The images on this literature are computer-generated. Specific plots may be 'handed' (mirrored), detached/semi-detached, elevation treatment/roof materials may vary, and any garages may be single or double. Room sizes are approximate, dimensions are taken from the longest room point and are for guidance only. Kitchen and bathroom layouts are indicative. These plans are correct at the time of creation but may be subject to change during construction. Please speak to your Homes Adviser for more details. HS_A_HART_G-2_04/09/24.

