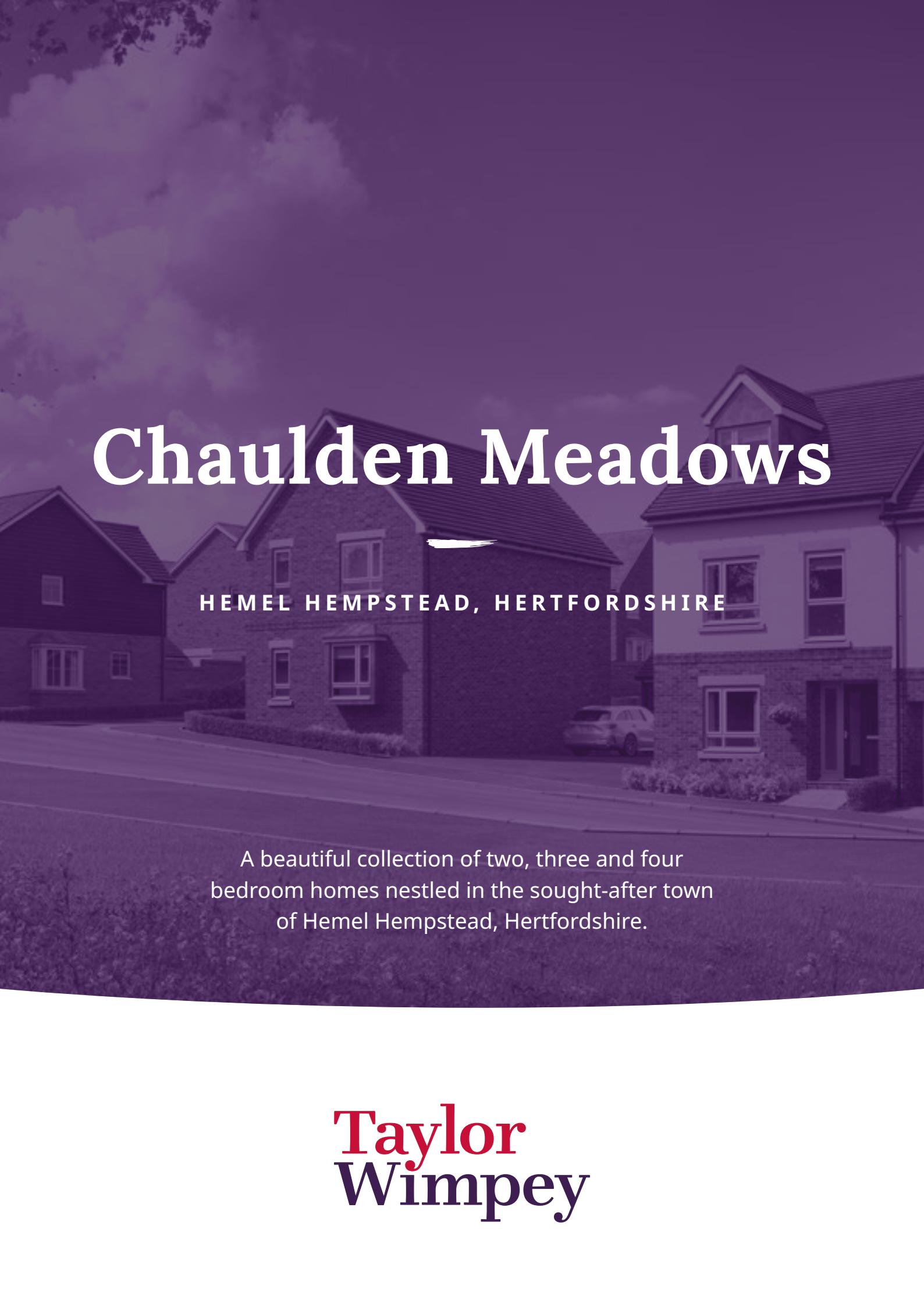


Chaulden Meadows



—
HEMEL HEMPSTEAD, HERTFORDSHIRE

A beautiful collection of two, three and four bedroom homes nestled in the sought-after town of Hemel Hempstead, Hertfordshire.

**Taylor
Wimpey**

Contents

→ Welcome to Chaulden Meadows



→ Personalise your home



→ Included as standard



→ Our homes



→ Ways to buy



→ Take your next step



Welcome to Chaulden Meadows

Set amongst scenic landscapes, Chaulden Meadows offers a welcoming community where contemporary design meets countryside tranquillity.

With thoughtfully designed open-plan layouts and practical features, these homes are ideal for first-time buyers, growing families and those looking to downsize.



[View the site plan](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

 **Find out more**



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy-efficient AEG oven with built-in gas hob and chimney hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites[†] and shower rooms[†]

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a turfed and slabbed area. Your privacy is protected by a garden fence.



Specification of our houses

Kitchens/utilities

Stainless steel bowl and a half	✓
Premium laminate worktop with upstand	✓
AEG single oven	✓
AEG 4 burner gas hob	✓
AEG chimney hood	✓
Glass splashback	✓
AEG Integrated fridge freezer	✓
AEG Integrated dishwasher	✓
AEG Integrated washer/dryer or washing machine where applicable	✓
Fitted kitchen with choice of coloured door frontals	✓

Bathrooms

Full-height tiling to bath area**	✓
Half-height tiling to remaining walls	✓
White modern sanitaryware	✓
Towel rail	✓

En suites†

Full-height tiling to shower enclosure	✓
Half-height tiling to remaining walls	✓
White modern sanitaryware	✓
Towel rail	✓
Thermostatic shower	✓

Cloakroom

White modern sanitaryware	✓
Half-height tiling to cloakroom	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction
 **Applies to homes with only 1 bath † = Where applicable

All of the specification listed is included in our houses as standard. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. Standard specifications are correct at time of broadcast, but are subject to change without notice. Please contact the Sales Executive for further information.

Specification of our houses

Heating/electrical services	
Full central heating/gas fired radiators	✓
Thermostatically controlled radiator valves	✓
Mains operated smoke/heat detectors	✓
Lighting	
Chrome downlights to all wet rooms**	✓
Pendant light fittings to all other rooms	✓
Internal finishes	
White finished internal doors	✓
Ceilings and walls finished in white	✓
White painted internal joinery	✓
White UPVC double glazed windows	✓
Chrome ironmongery	✓
Flooring included throughout, from a selected range	✓
External finishes	
Stainless steel up/down spotlight [†]	✓
External tap [†]	✓
Rear light	✓
Turf	✓
Kitchen optional upgrades*	
Upgrade worktops to include Silestone upstand	✓
Bathroom and en suite optional upgrades*	
Upgrade tiling	✓
Upgrade shower	✓
Additional features optional upgrades*	
Upgrade to room specific downlights	✓
Upgrade to additional sockets	✓
Other features	
PV panels to all plots	✓
Triple glazing	✓
Wastewater Heat Recovery	✓



Find out more

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction
**Applies to homes with only 1 bath † = Where applicable

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Our homes

→ 2 bedroom homes



→ 3 bedroom homes



→ 4 bedroom homes



→ View the site plan



The Beaford

2 BEDROOM HOME, TOTAL INTERNAL AREA 778 SQ. FT. / 72.30 SQ. M.

The two bedroom Beaford's smart storage solutions and thoughtful design make this ideal for cosy nights in, or for when loved ones are visiting.



GROUND FLOOR

Kitchen	4.06m x 2.96m	13'4" x 9'9"
Living/Dining Area	4.06m x 3.76m	13'4" x 12'4"



FIRST FLOOR

Bedroom 1	4.06m x 3.82m	13'4" x 12'7"
Bedroom 2	4.06m x 2.69m	13'4" x 8'10"



YOUR NEW HOME WILL FEATURE A VARIETY OF ENERGY-EFFICIENT FEATURES THAT CAN HELP YOU SAVE MONEY ON YOUR ENERGY BILLS AND HELP REDUCE ONGOING EMISSIONS OVER TIME.*



→ **Discover more about this home**

→ **View our current availability**

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The Brambleford

3 BEDROOM HOME, TOTAL INTERNAL AREA 896 SQ. FT. / 83.20 SQ. M.

Open the door to a contemporary space with homely features, ideal for flexible lifestyles.



GROUND FLOOR

Kitchen/Dining Area

4.67m x 3.25m 15'4" x 10'8"

Living Room

3.85m x 3.80m 12'8" x 12'6"



FIRST FLOOR

Bedroom 1

3.06m x 3.01m 10'1" x 9'11"

Bedroom 2

3.38m x 2.45m 11'1" x 8'1"

Bedroom 3

2.31m x 2.12m 7'7" x 7'0"



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Dimensions taken from plot 8. For plots 7 & 9 dimensions may vary, please speak to the Sales Executive for more information. *Data taken from the House Builders Federation report, January 2025. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 62700 / October 2025.



The Carrdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 SQ. FT. / 98.30 SQ. M.

A well-balanced family home, blending personal and shared space.



GROUND FLOOR

Kitchen/Dining Area

5.52m × 3.21m 18'1" × 10'6"

Living Room

5.52m × 3.19m 18'1" × 10'6"

FIRST FLOOR

Bedroom 1

3.36m × 2.75m 11'0" × 9'0"

Bedroom 2

3.27m × 3.23m 10'9" × 10'7"

Bedroom 3

2.80m × 2.66m 9'2" × 8'10"



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The Eynsford

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 SQ. FT. / 98.30 SQ. M.

**Settle down in style in a practical space,
with storage solutions throughout.**



GROUND FLOOR

Kitchen/Dining Area	5.07m x 3.80m	16'8" x 12'6"
Living Room/Hall	5.07m x 3.43m	16'8" x 11'3"



FIRST FLOOR

Bedroom 1	4.03m x 4.03m*	13'3" x 13'3"*
Bedroom 2	3.47m x 2.15m	11'5" x 7'1"
Bedroom 3	2.92m x 2.83m	9'7" x 9'4"



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*Dimensions to wardrobe recess. Window style differs on different character areas. †Data taken from the House Builders Federation report, January 2025. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 62700 / October 2025.



The Aynesdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 SQ. FT. / 98.30 SQ. M.

Modern comfort, thoughtfully designed
for your next step.



GROUND FLOOR

Kitchen/Dining Area	5.52m × 3.21m	18'1" × 10'6"
Living/Study Area	5.52m × 3.19m	18'1" × 10'6"

FIRST FLOOR

Bedroom 1	4.49m × 2.76m	14'9" × 9'1"
Bedroom 2	3.27m × 3.23m	10'9" × 10'7"
Bedroom 3	2.80m × 2.66m	9'2" × 8'9"



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The Aynesdale Timber

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,060 SQ. FT. / 98.40 SQ. M.

Modern comfort, thoughtfully designed
for your next step.



GROUND FLOOR

Kitchen/Dining Area	5.56m x 3.18m	18'3" x 10'6"
Living/Study Area	5.60m x 3.18m	18'4" x 10'5"



FIRST FLOOR

Bedroom 1	3.36m x 2.75m	11'0" x 9'0"
Bedroom 2	3.27m x 3.23m	10'9" x 10'7"
Bedroom 3	2.76m x 2.76m	9'1" x 9'1"



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The Harrton

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,135 SQ. FT. / 105.93 SQ. M.

Designed for you, no matter
where you are in your journey.



GROUND FLOOR

Kitchen	3.37m x 3.17m	11'0" x 10'4"
Living/Dining Area	4.39m x 3.52m	14'4" x 11'6"



FIRST FLOOR

Bedroom 2	4.39m x 3.16m	14'5" x 10'5"
Bedroom 3	3.31m x 2.40m	10'10" x 7'10"



SECOND FLOOR

Bedroom 1	3.38m x 3.34m	11'0" x 11'1"
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The Harrton Timber

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,135 SQ. FT. / 105.93 SQ. M.

Designed for you, no matter
where you are in your journey.



GROUND FLOOR

Kitchen	3.37m x 3.17m	11'0" x 10'4"
Living/Dining Area	4.39m x 3.52m	14'4" x 11'6"

FIRST FLOOR

Bedroom 2	4.39m x 3.16m	14'5" x 10'5"
Bedroom 3	3.31m x 2.40m	10'10" x 7'10"

SECOND FLOOR

Bedroom 1	3.38m x 3.34m	11'0" x 11'1"
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The Densdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,390 SQ. FT. / 129.10 SQ. M.

Step up your space and style with flexible layouts and ample storage.



GROUND FLOOR

Kitchen/Dining Area

5.02m × 3.32m 16'6" × 10'11"

Study

3.10m × 2.83m 10'2" × 9'4"



FIRST FLOOR

Living Room

5.02m × 3.32m 16'6" × 10'11"

Bedroom 1

5.02m × 3.07m 16'6" × 10'1"



SECOND FLOOR

Bedroom 2

4.40m × 3.35m 14'5" × 11'0"

Bedroom 3

4.40m × 3.11m 14'5" × 10'3"



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The Colford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 SQ. FT. / 116.30 SQ. M.

A family haven with space to thrive and settle in.



GROUND FLOOR

Kitchen/Dining/Study Area	6.53m × 5.18m	21'5" × 17'0"
Living Room	4.35m × 3.50m	14'4" × 11'6"



FIRST FLOOR

Bedroom 1	3.51m × 3.40m	11'6" × 11'2"
Bedroom 2	3.16m × 2.93m	10'4" × 9'8"
Bedroom 3	3.04m × 2.46m	10'0" × 8'1"
Bedroom 4	3.51m × 2.13m	11'6" × 7'0"



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The Plumdale

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 SQ. FT. / 116.30 SQ. M.

A timeless space to call your own.



GROUND FLOOR

Kitchen/Dining Area

6.53m x 3.29m 21'5" x 10'10"

Living/Study Room

6.53m x 3.25m 21'5" x 10'8"

FIRST FLOOR

Bedroom 1

3.47m x 3.40m 11'5" x 11'2"

Bedroom 2

4.32m x 2.95m 14'2" x 10'10"

Bedroom 3

3.49m x 2.15m 11'6" x 7'1"

Bedroom 4

3.28m x 3.04m 10'9" x 10'0"



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The Tewksdale

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 SQ. FT. / 116.30 SQ. M.

Space isn't hard to come by in this storage-filled sanctuary - enough room for all the family.



GROUND FLOOR

Kitchen/Dining Area

6.53m x 3.29m 21'5" x 10'10"

Living/Study Room

6.53m x 3.25m 21'5" x 10'8"



FIRST FLOOR

Bedroom 1

3.50m x 3.38m 11'6" x 11'1"

Bedroom 2

4.32m x 2.95m 14'2" x 9'8"

Bedroom 3

3.49m x 2.15m 11'6" x 7'1"

Bedroom 4

3.06m x 2.16m 10'1" x 7'1"



YOUR NEW HOME WILL FEATURE A VARIETY OF ENERGY-EFFICIENT FEATURES THAT CAN HELP YOU SAVE MONEY ON YOUR ENERGY BILLS AND HELP REDUCE ONGOING EMISSIONS OVER TIME.*



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Window style differs on different character areas. Dimensions taken from plot 158. For plot 112 dimensions may vary, please speak to the Sales Executive for more information. *Data taken from the House Builders Federation report, January 2025. For more details, visit <https://www.hbf.co.uk/policy/wattasave/>. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. The sq ft/sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes external garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 62700 / October 2025.



The Tewksdale Timber

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 SQ. FT. / 116.30 SQ. M.

Space isn't hard to come by in this storage-filled sanctuary - enough room for all the family.



GROUND FLOOR

Kitchen/Dining Area	6.57m x 3.30m	21'7" x 10'10"
Living Room/Study	6.57m x 3.24m	21'7" x 10'8"



FIRST FLOOR

Bedroom 1	3.51m x 3.42m	11'7" x 11'3"
Bedroom 2	3.28m x 2.97m	10'9" x 9'9"
Bedroom 3	3.53m x 2.12m	11'7" x 7'0"
Bedroom 4	3.28m x 3.07m	10'9" x 10'1"



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The Trelton

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,260 SQ. FT. / 117.10 SQ. M.

Step into three storeys of pure comfort and versatility,
designed to fit life's every twist and turn.



GROUND FLOOR

Kitchen	3.20m x 2.85m	10'6" x 9'4"
Living/Dining Area	4.96m x 3.37m	16'3" x 11'1"

FIRST FLOOR

Bedroom 1	4.69m x 3.42m	15'5" x 11'3"
Bedroom 2	3.06m x 2.81m	10'0" x 9'3"

SECOND FLOOR

Bedroom 3	3.88m x 2.73m	12'9" x 9'0"
Bedroom 4	3.09m x 2.54m	10'2" x 8'4"



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The Trelton Timber

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,260 SQ. FT. / 117.10 SQ. M.

Step into three storeys of pure comfort and versatility,
designed to fit life's every twist and turn.



GROUND FLOOR

Kitchen	3.15m x 2.78m	10'4" x 9'2"
Living/Dining Area	4.92m x 3.29m	16'2" x 10'10"

FIRST FLOOR

Bedroom 1	4.66m x 3.39m	15'4" x 11'2"
Bedroom 2	3.06m x 2.78m	10'1" x 9'2"

SECOND FLOOR

Bedroom 3	3.89m x 2.76m	12'9" x 9'1"
Bedroom 4	3.09m x 2.54m	10'2" x 8'4"



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The Henford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,359 SQ. FT. / 126.30 SQ. M.

The ultimate family home, blending functionality and style.



GROUND FLOOR

Kitchen/Dining Area	7.09m x 3.74m	23'3" x 12'4"
Living Room	5.00m x 3.34m	16'5" x 11'0"



FIRST FLOOR

Bedroom 1	3.95m x 3.80m	13'0" x 9'0"
Bedroom 2	3.88m x 2.96m	12'9" x 9'9"
Bedroom 3	3.77m x 3.05m	12'5" x 10'0"
Bedroom 4	3.12m x 2.13m	10'3" x 7'0"



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The Rightford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,374 SQ. FT. / 127.70 SQ. M.

Space to grow and feel at home.



GROUND FLOOR

Kitchen/Dining Area

8.33m x 3.31m 27'4" x 10'10"

Living Room

4.19m x 3.19m 13'9" x 10'6"

Study

2.81m x 2.13m 9'3" x 7'0"

FIRST FLOOR

Bedroom 1

4.68m x 3.00m 15'4" x 9'10"

Bedroom 2

4.05m x 3.19m 13'4" x 10'6"

Bedroom 3

4.17m x 2.93m 13'8" x 9'8"

Bedroom 4

3.00m x 2.22m 9'10" x 7'3"



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The Rightford Timber

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,374 SQ. FT. / 127.70 SQ. M.

Space to grow and feel at home.



GROUND FLOOR

Kitchen/Dining Area

8.27m x 3.27m 27'2" x 10'9"

Living Room

4.19m x 3.16m 13'9" x 10'5"

Study

2.78m x 2.11m 9'2" x 6'11"

FIRST FLOOR

Bedroom 1

4.72m x 2.99m 15'6" x 9'10"

Bedroom 2

4.02m x 3.16m 13'3" x 10'5"

Bedroom 3

4.14m x 2.91m 13'7" x 9'7"

Bedroom 4

2.99m x 2.27m 9'10" x 7'5"



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The Wansdale

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,450 SQ. FT. / 134.80 SQ. M.

Designed for modern family life, this 4 bedroom home offers space to work, rest, and enjoy time together.



GROUND FLOOR

Kitchen	5.48m x 3.38m	18'0" x 11'1"
Dining Room	3.38m x 2.54m	11'1" x 8'4"
Living Room	4.45m x 3.27m	14'7" x 10'9"
Study/Family Room	3.27m x 2.56m	10'9" x 8'5"

FIRST FLOOR

Bedroom 1	3.65m x 3.38m	12'0" x 11'1"
Bedroom 2	3.86m x 3.33m	12'8" x 10'11"
Bedroom 3	3.24m x 3.14m	10'8" x 10'4"
Bedroom 4	3.34m x 2.56m	11'0" x 8'5"



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The Wansdale Timber

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,450 SQ. FT. / 134.80 SQ. M.

Designed for modern family life, this 4 bedroom home offers space to work, rest, and enjoy time together.



GROUND FLOOR

Kitchen	5.44m x 3.23m	17'10" x 10'8"
Dining Room	3.23m x 2.50m	10'8" x 8'3"
Living Room	4.36m x 3.36m	14'4" x 11'0"
Study	3.35m x 2.52m	11'0" x 8'3"

FIRST FLOOR

Bedroom 1	3.61m x 3.32m	11'10" x 10'11"
Bedroom 2	3.82m x 3.38m	12'7" x 11'1"
Bedroom 3	3.25m x 3.10m	10'8" x 10'2"
Bedroom 4	3.32m x 2.52m	10'11" x 8'4"



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The Warkford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,464 SQ. FT. / 136.00 SQ. M.

Perfect for growing families, this 4 bedroom home offers both space and flexibility.



GROUND FLOOR

Kitchen	4.30m × 2.85m	14'2" × 9'4"
Dining Room	3.38m × 3.13m	11'1" × 10'4"
Living Room	4.93m × 3.27m	16'2" × 10'9"
Study	3.27m × 2.50m	10'9" × 8'2"

FIRST FLOOR

Bedroom 1	3.89m × 3.33m	12'9" × 10'11"
Bedroom 2	3.56m × 3.33m	11'8" × 10'11"
Bedroom 3	3.95m × 2.90m	13'0" × 9'6"
Bedroom 4	3.31m × 2.27m	10'11" × 7'5"



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→ Here's how we can help

Existing home owner?

→ Here's how we can help



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