

# THE OAKHAM

HOMES 29, 30, 31, 32, 34, 65, 181 & 196



## BEAUMONT MANOR

HEMEL HEMPSTEAD

### 2 BEDROOM HOUSE

The Oakham is a stylish two bedroom home that you'll be proud to call your own. The open-plan living space on the ground floor flows from the front of the house to the garden beyond. Upstairs, two double bedrooms feature large windows to offer a bright and airy ambience.

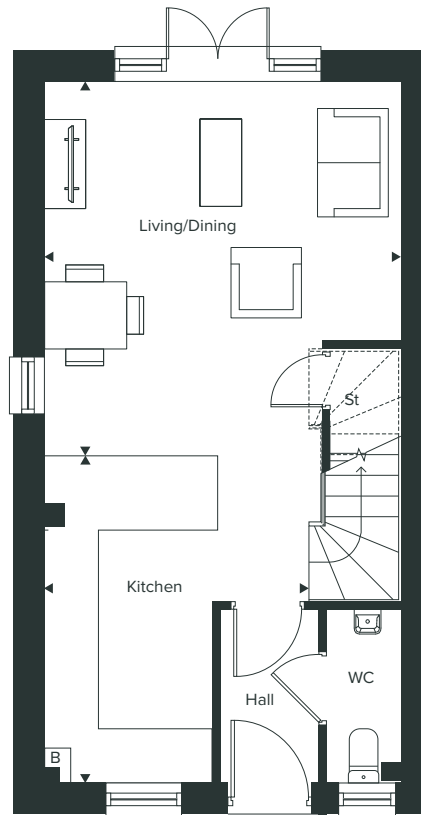


COUNTRYSIDE  
Homes

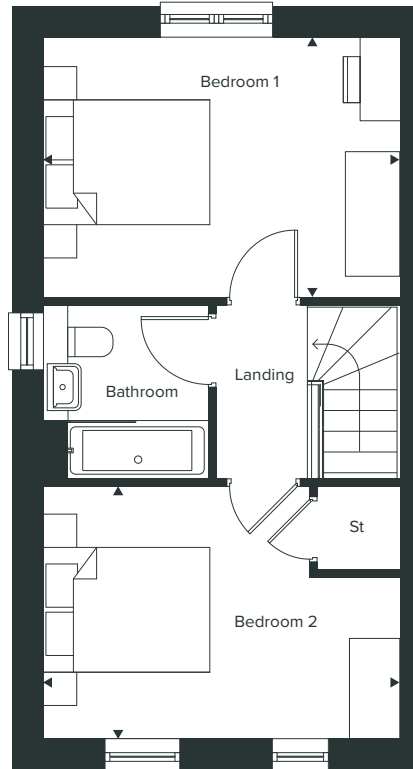
# THE OAKHAM

## 2 BEDROOM HOUSE (FREEHOLD)

HOMES 29', 30, 31', 32, 34, 65, 181' & 196'



GROUND floor



FIRST floor

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## GROUND FLOOR

Living/Dining  
4.52m x 4.31m | 14'10" x 14'2"

Kitchen  
3.95m x 2.03m | 13'0" x 6'8"

## FIRST FLOOR

Bedroom 1  
4.31m x 3.14m | 14'2" x 10'4"

Bedroom 2  
4.31m x 3.05m | 14'2" x 10'0"

## TOTAL INTERNAL AREA

73.0 SQ M | 786 SQ FT

Key:

B – Boiler  
St – Store

WC – Cloakroom  
\* – Homes are handed

Window positions and sizes shown on computer generated images and floorplans will differ on a plot by plot basis, please speak to a Sales Consultant for plot specific details.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our Sales Consultant for specific plot details. The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the Sales Consultant. The shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction. 01/24.

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