

# THE OTLEY

HOMES 33 & 47

## BEAUMONT MANOR

HEMEL HEMPSTEAD



### 2 BEDROOM COACH HOUSE

This two bedroom contemporary home is located on the first floor. It benefits from open-plan living and a balcony for you to relax and enjoy. Each home has its own garage, providing a practical parking arrangement or additional storage.



COUNTRYSIDE  
Homes

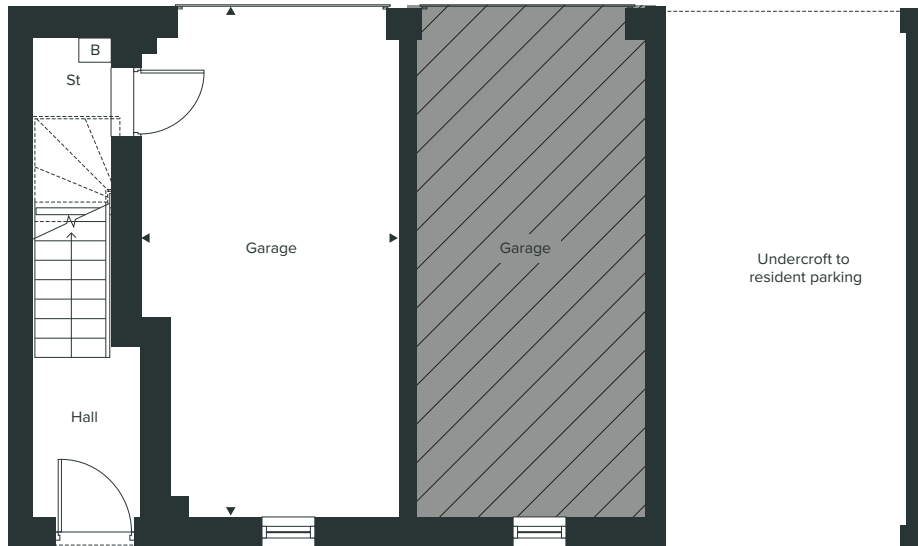
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our Sales Consultant for specific plot details.

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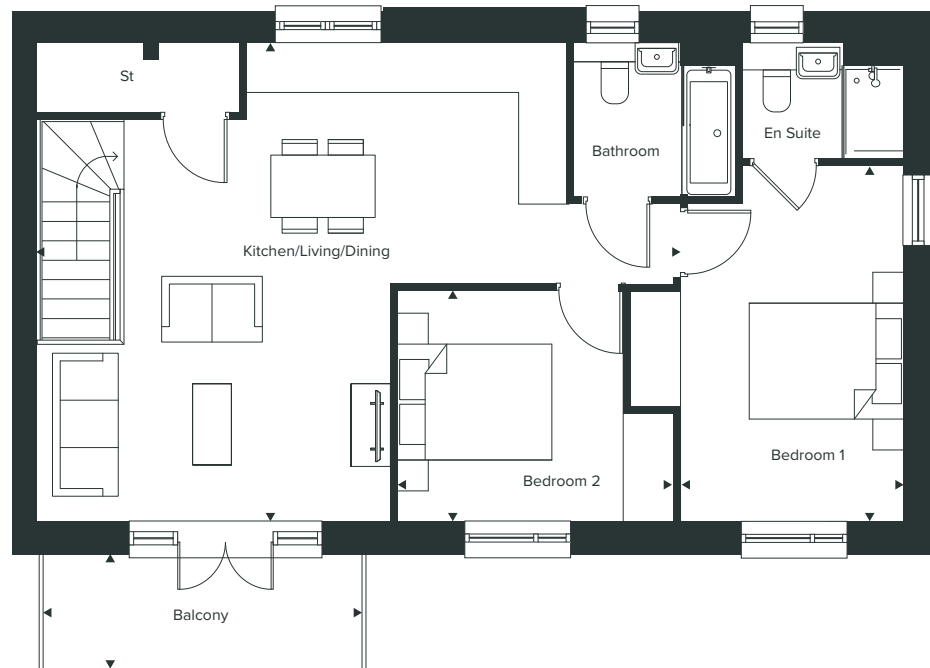
HOMES 33 & 47

## 2 BEDROOM COACH HOUSE (FREEHOLD)

### GROUND floor



### FIRST floor



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. 06/24.

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## GROUND FLOOR

**Garage**  
6.62m x 3.34m | 21'9" x 11'0"

## FIRST FLOOR

**Kitchen/Living/Dining**  
8.29m x 6.22m | 27'2" x 20'5"

**Bedroom 1**  
4.63m x 2.90m | 15'2" x 9'6"

**Bedroom 2**  
3.65m x 2.99m | 12'0" x 9'10"

**Balcony**  
4.10m x 1.48m | 13'5" x 4'10"

## TOTAL INTERNAL AREA

**74.98 SQ M | 807 SQ FT**

**Key:**  
B – Boiler      WC – Cloakroom      St – Store  
■ – Garage owned by neighbouring home

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.

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