

# The *BEDFORD* (Plots 21 & 29)

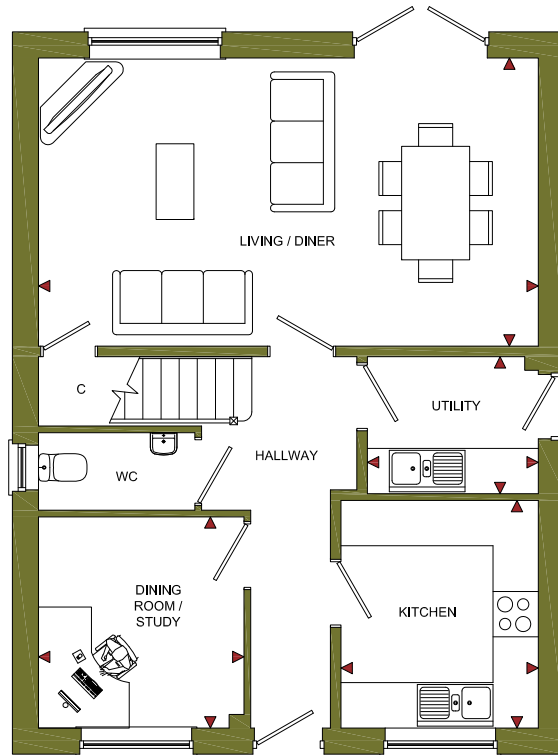
4 Bedroom Detached Home



# The *BEDFORD* (Plots 21 & 29)

4 Bedroom Detached Home

ROOM	IMPERIAL / "	METRIC / mm
Living / Diner	21' 8" x 12' 6"	6610 x 3810mm
Kitchen	8' 7" x 9' 11"	2610 x 3010mm
Dining Room / Study	8' 11" x 9' 2"	2717 x 2793mm
Utility	7' 5" x 5' 11"	2260 x 1812mm



GROUND FLOOR

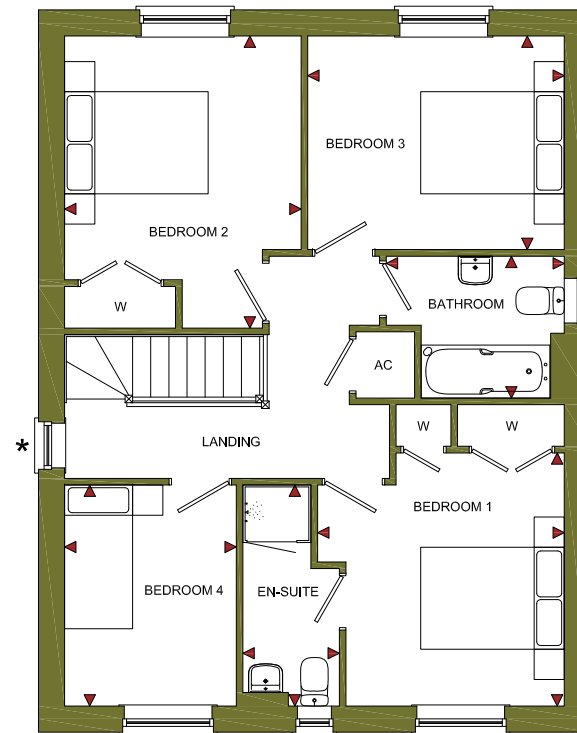
\* Landing window only in Plot 29. No Landing window in Plot 21.

**TOTAL FLOOR AREA**  
1261ft<sup>2</sup> / 117.1m<sup>2</sup>

# Squires Meadow

Lea, Herefordshire, HR9 7JZ

ROOM	IMPERIAL / "	METRIC / mm
Bedroom 1	10' 9" x 11' 0"	3263 x 3347mm
Bedroom 2	10' 3" x 12' 8"	3129 x 3862mm
Bedroom 3	11' 2" x 9' 3"	3393 x 2824mm
Bedroom 4	7' 6" x 9' 7"	2271 x 2922mm
Bathroom	7' 9" x 6' 2"	2355 x 1875mm
En-Suite	4' 2" x 9' 7"	1275 x 2922mm



FIRST FLOOR

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**Squires Meadow, Lea, Ross-On-Wye, Herefordshire, HR9 7JZ**

**The Bedford**

**Key Features/Included Specification**

- Help to Buy Available
- Choice of Kitchen and Worktops
- Choice of Wall and Floor Tiles to Kitchen and Bathrooms
- Choice of Carpets
- Neff Double Oven, Hob & Chimney Hood
- Neff Fully Integrated Full Height Fridge/Freezer
- Downlighters to Kitchen and Bathrooms
- Utility Room
- Study
- En-suite to Main Bedroom
- Open Plan Lounge/Dining Room with French Doors to Rear Garden
- Downstairs W/C
- Single Garage with 2 Further Parking Spaces
- Great Location in Popular Village

