



MONARCH OAKS

GOFF'S OAK • HERTFORDSHIRE

THE OAK

4 BEDROOM, 2 STOREY HOUSE
PLOTS 18 & 34



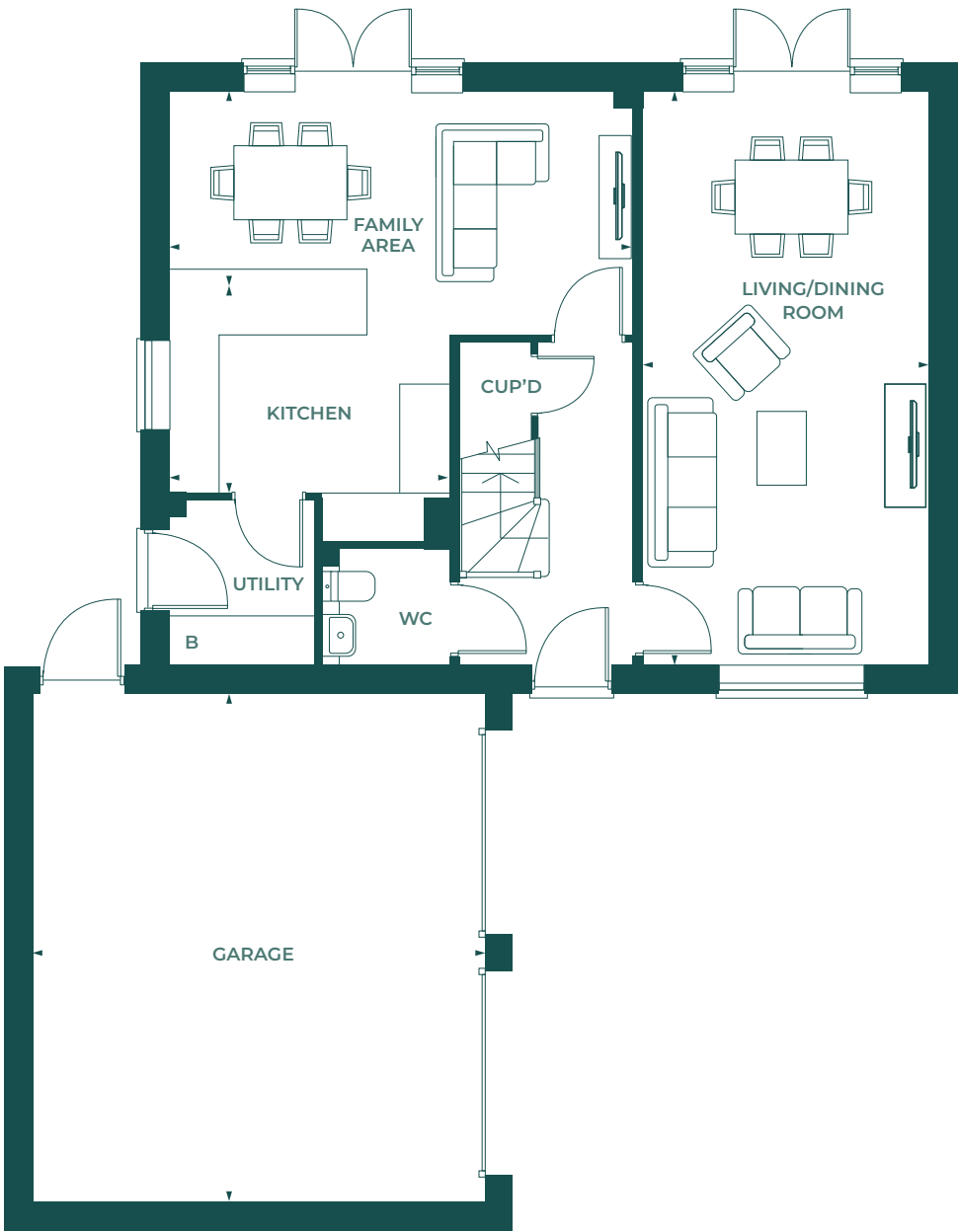
COUNTRYSIDE
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THE OAK VERSION 2 • MONARCH OAKS
PLOTS 18 & 34*



GROUND FLOOR

KITCHEN		
3.39m x 2.71m	11'2" x 8'11"	
FAMILY AREA		
5.63m x 2.96m	18'6" x 9'9"	
LIVING/DINING ROOM		
6.98m x 3.47m	22'11" x 11'5"	
GARAGE		
6.19m x 5.52m	20'4" x 18'2"	

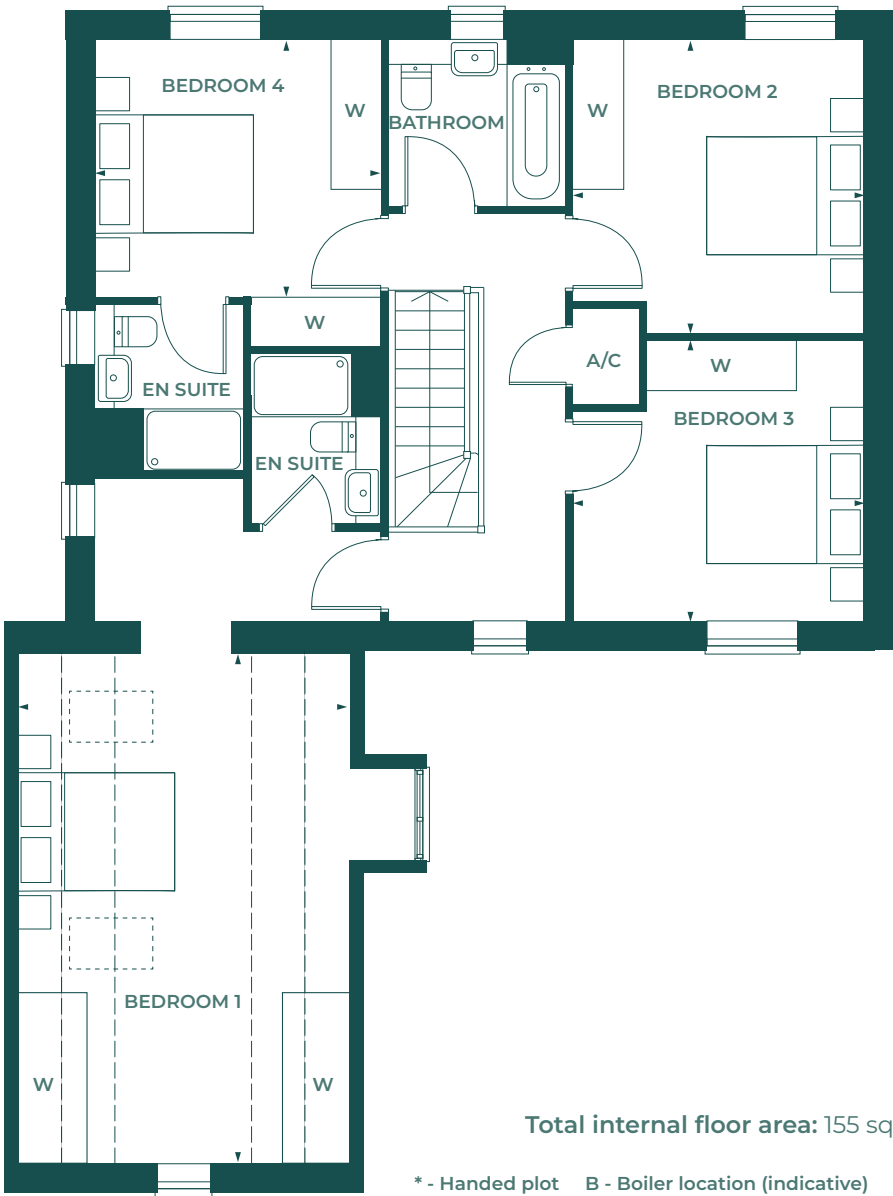


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PLOTS 18 & 34*



FIRST FLOOR

BEDROOM 1		
6.14m x 3.98m	20'2" x 13'1"	
BEDROOM 2		
3.53m x 3.49m	11'7" x 11'5"	
BEDROOM 3		
3.49m x 3.37m	11'5" x 11'1"	
BEDROOM 4		
3.44m x 3.09m	11'3" x 10'2"	



Total internal floor area: 155 sq m / 1670 sq ft

* - Handed plot B - Boiler location (indicative) W - Space for wardrobe
A/C - Airing cupboard — — Reduced head height

All room sizes are approximate with maximum dimensions which have been taken into the kitchen units and are not intended for carpet sizes or items of furniture. All dimensions and areas listed are to finished measurements. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts shown and furniture positions are indicative only. Computer-generated images are indicative only and can be subject to change. Images are often shown from an imaginary open space area and variations to the external design and landscaping may occur. Please ask a Sales Consultant for detailed information regarding specific properties. July 2022.



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