



Approximate Dimensions
(Taken from the widest point)

Upper Level

Lounge	5.90m (19'4") x 5.20m (17'1")
Kitchen/Diner	5.20m (17'1") x 4.20m (13'9")
Dining Room	4.30m (14'1") x 3.40m (11'2")
Porch	3.00m (9'10") x 2.00m (6'7")
Bedroom 2	3.60m (11'10") x 2.90m (9'6")
En-suite 2	2.10m (6'11") x 1.30m (4'3")
Bedroom 3	3.20m (10'6") x 2.60m (8'6")
Bedroom 4	3.20m (10'6") x 2.90m (9'6")
Bedroom 5/Study	2.90m (9'6") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.80m (5'11")

Lower Level

Master Bedroom	5.20m (17'1") x 4.20m (13'9")
En-suite 1	2.70m (8'10") x 1.60m (5'3")

Gross internal floor area (m²): 220m²
EPC Rating: D





RIVENDELL

Approximate Dimensions
(Taken from the widest point)

Open Plan Living	7.30m (23'11") x 3.60m (11'10")
Sun Room	4.90m (16'1") x 2.40m (7'10")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")
Bedroom 2	2.90m (9'6") x 2.90m (9'6")
Shower Room	2.80m (9'2") x 1.70m (5'7")

