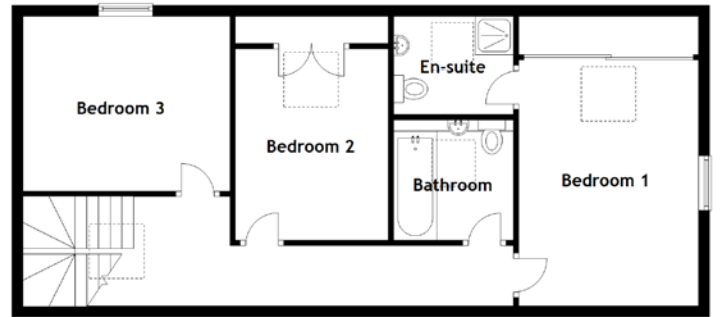
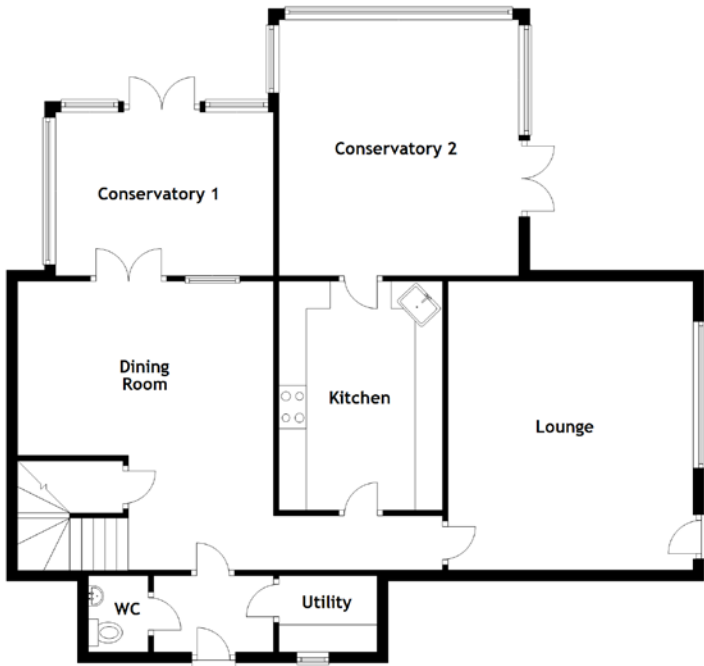


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.90m (16'1") x 4.50m (14'9")
Kitchen	4.20m (13'9") x 3.00m (9'10")
Dining Room	5.30m (17'5") x 2.00m (6'7")
Conservatory 1	4.00m (13'1") x 3.00m (9'10")
Conservatory 2	4.70m (15'5") x 4.40m (14'5")
Utility	1.80m (5'11") x 1.40m (4'7")

WC	1.40m (4'7") x 1.10m (3'7")
Bathroom	2.20m (7'2") x 2.20m (7'2")
Bedroom 1	4.50m (14'9") x 3.30m (10'10")
En-suite	2.20m (7'2") x 1.80m (5'11")
Bedroom 2	3.50m (11'6") x 3.00m (9'10")
Bedroom 3	3.80m (12'6") x 3.20m (10'6")

Gross internal floor area (m<sup>2</sup>): 141m<sup>2</sup>  
EPC Rating: C

