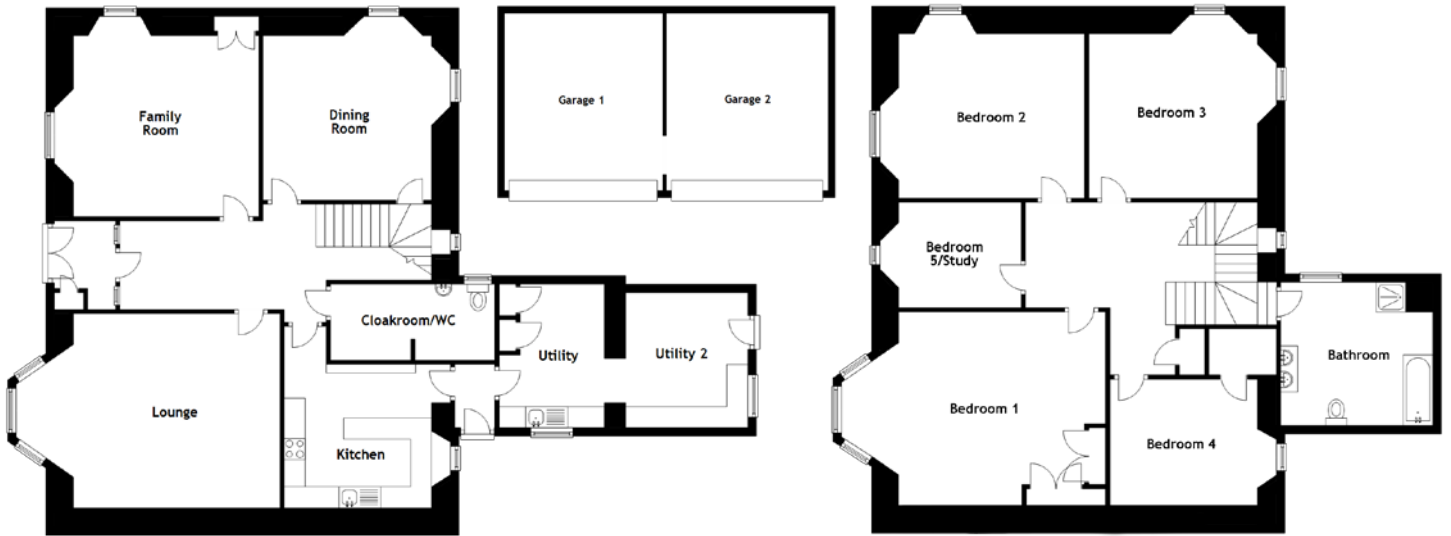


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Family Room	4.40m (14'5") x 4.30m (14'1")
Dining Room	4.00m (13'1") x 3.90m (12'10")
Lounge	6.25m (20'6") x 4.60m (15'1")
Kitchen	4.30m (14'1") x 3.50m (11'6")
Utility	3.40m (11'2") x 2.90m (9'6")
Utility 2	3.20m (10'6") x 2.90m (9'6")
Cloakroom/WC	3.90m (12'10") x 1.80m (5'11")
Bedroom 1	6.25m (20'6") x 4.60m (15'1")
Bedroom 2	4.40m (14'5") x 3.90m (12'10")

Bedroom 3	4.00m (13'1") x 3.90m (12'10")
Bedroom 4	3.50m (11'6") x 3.00m (9'10")
Bedroom 5/Study	2.90m (9'6") x 2.50m (8'2")
Bathroom	3.60m (11'10") x 3.30m (10'10")
Garage 1	5.15m (16'11") x 4.61m (15'1")
Garage 2	5.15m (16'11") x 4.70m (15'5")

Gross internal floor area (m²): 234m²

EPC Rating: C

Buyer's Premium Value: £6000.00

