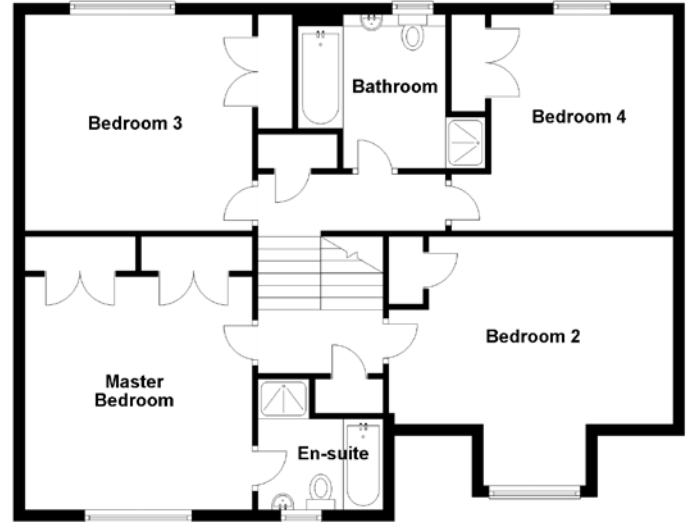
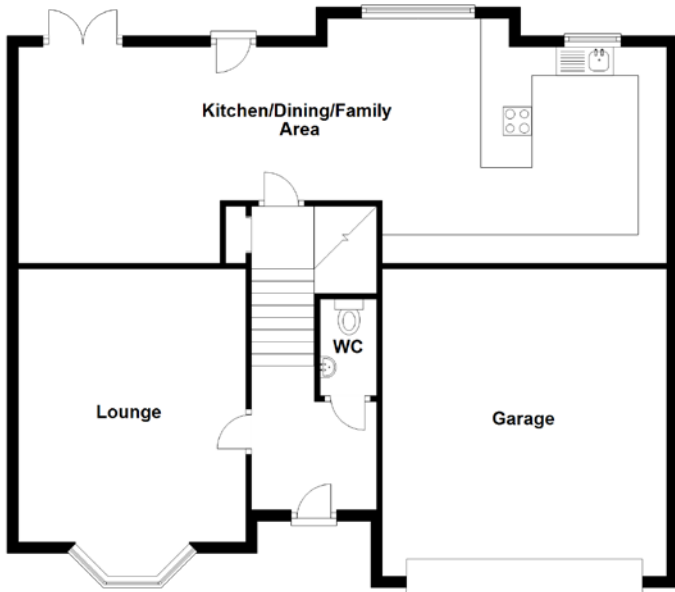


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 4.00m (13'1")
Kitchen/Dining/Family Area	11.40m (37'5") x 3.80m (12'6")
WC	1.70m (5'7") x 1.00m (3'3")
Master Bedroom	4.10m (13'5") x 4.00m (13'1")
En-suite	2.30m (7'7") x 2.20m (7'3")
Bedroom 2	5.00m (16'5") x 4.50m (14'9")
Bedroom 3	4.00m (13'1") x 3.80m (12'6")

Bedroom 4	3.90m (12'10") x 3.80m (12'6")
Bathroom	2.70m (8'10") x 2.60m (8'6")
Garage	5.40m (17'9") x 5.00m (16'5")

Gross internal floor area (m<sup>2</sup>): 168m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): Floor coverings, light fittings, blinds and window dressings.

