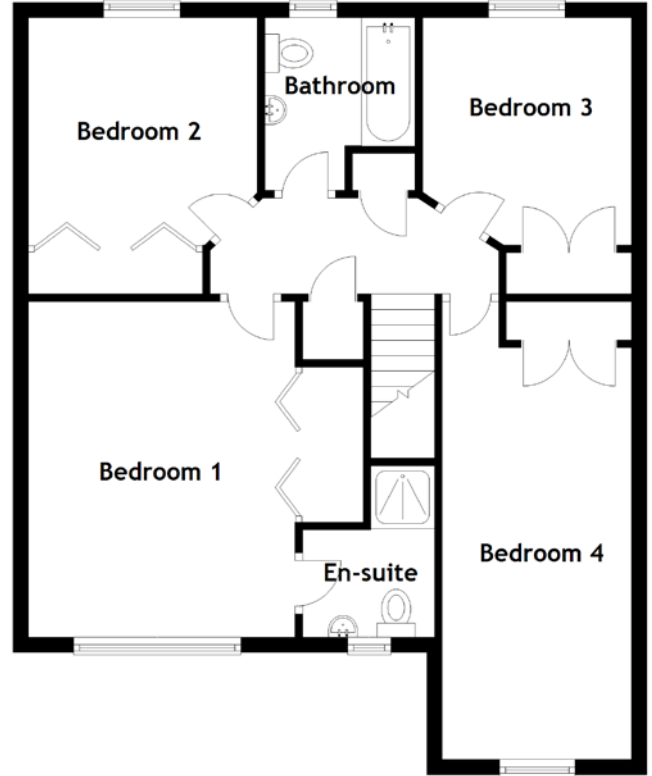
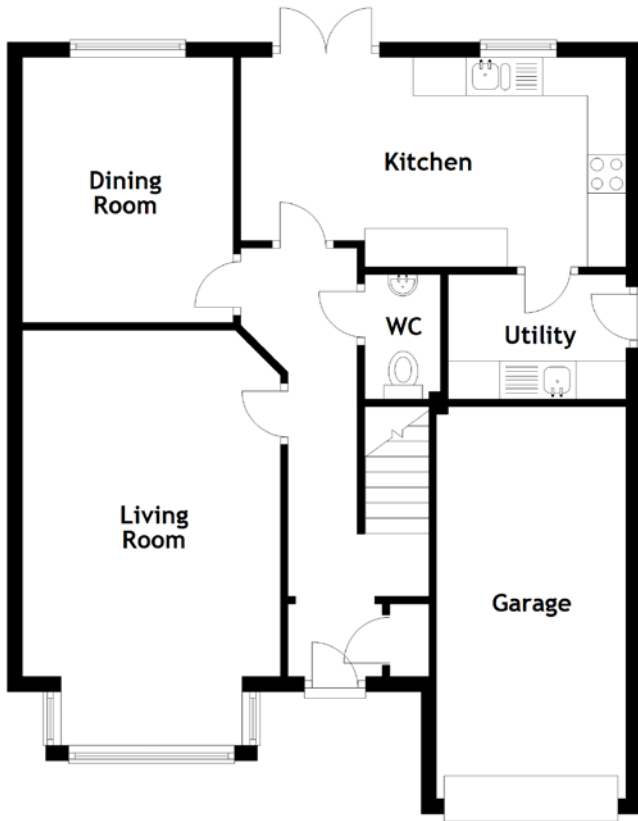


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	5.43m (17'10") x 3.37m (11'1")
Dining Room	3.47m (11'5") x 2.75m (9')
Kitchen	5.03m (16'6") x 2.74m (9')
Utility	2.32m (7'7") x 1.63m (5'4")
WC	1.63m (5'4") x 0.99m (3'3")
Bathroom	2.26m (7'5") x 1.96m (6'5")

Bedroom 1	4.39m (14'5") x 3.48m (11'5")
En-suite	2.24m (7'4") x 1.72m (5'8")
Bedroom 2	2.99m (9'10") x 2.97m (9'9")
Bedroom 3	2.99m (9'10") x 2.73m (8'11")
Bedroom 4	5.96m (19'7") x 2.51m (8'3")
Garage	5.13m (16'10") x 2.47m (8'1")

Gross internal floor area (m<sup>2</sup>): 124m<sup>2</sup>  
EPC Rating: C

