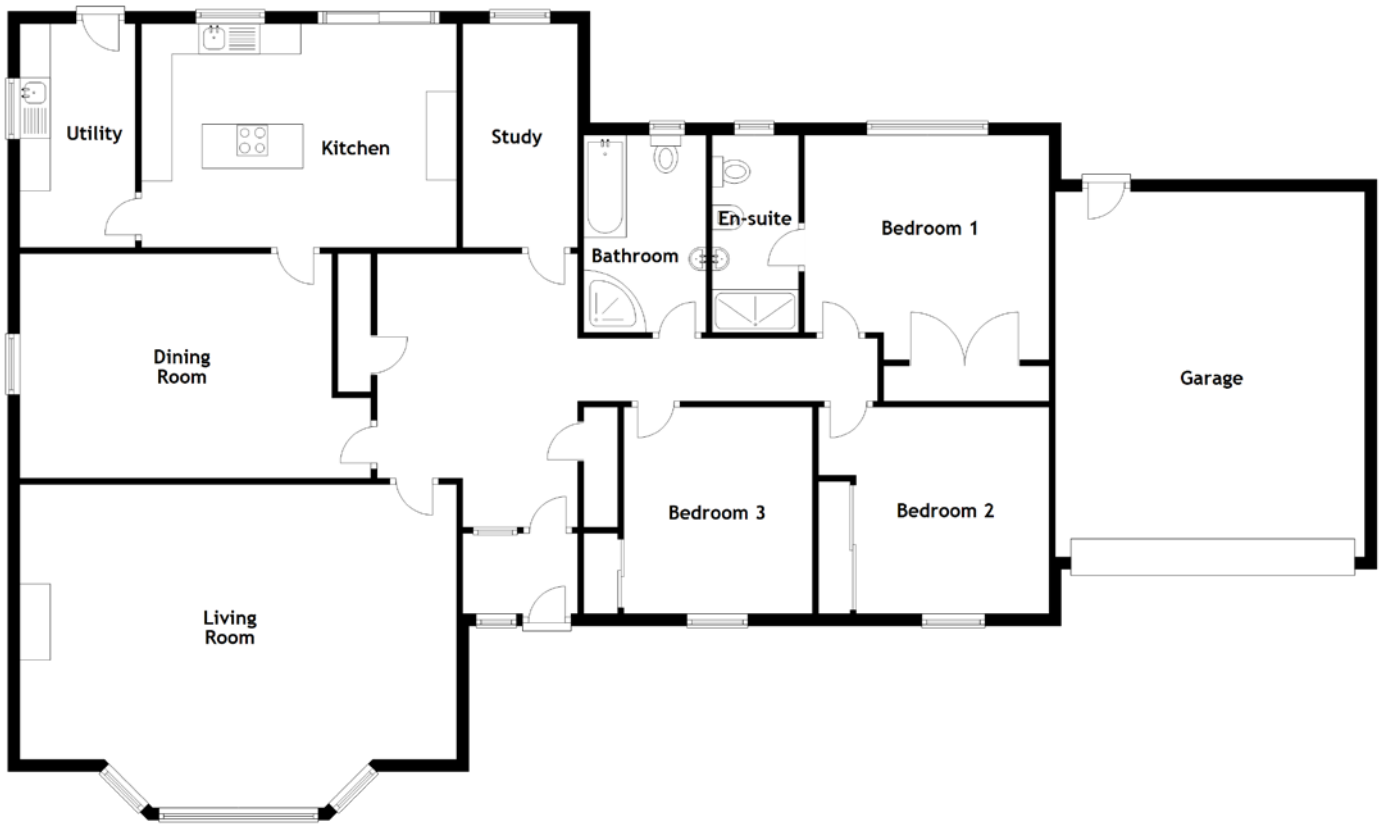


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	7.18m (23'7") x 4.52m (14'10")
Dining Room	5.77m (18'11") x 3.69m (12'1")
Kitchen	5.20m (17'1") x 3.68m (12'1")
Utility	3.68m (12'1") x 1.90m (6'3")
Bathroom	3.24m (10'8") x 2.01m (6'7")
Bedroom 1	4.02m (13'2") x 3.69m (12'1")

En-suite	3.24m (10'8") x 1.42m (4'8")
Bedroom 2	3.79m (12'5") x 3.30m (10'10")
Bedroom 3	3.39m (11'2") x 3.10m (10'2")
Study	3.68m (12'1") x 1.89m (6'2")
Garage	6.00m (19'8") x 5.09m (16'8")

Gross internal floor area (m<sup>2</sup>): 160m<sup>2</sup>  
EPC Rating: D

