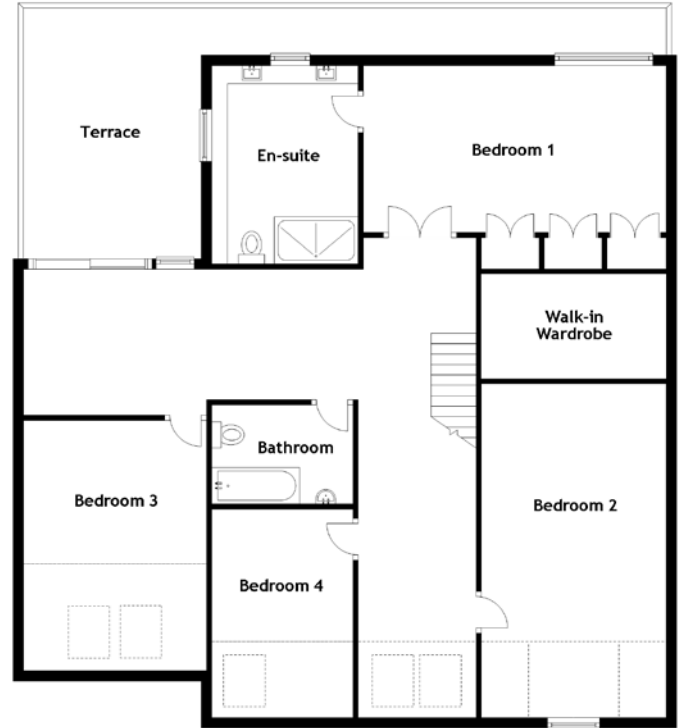


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Ground Floor

Lounge	9.00m (29'6") x 4.60m (15'1")
Play Room	4.60m (15'1") x 3.80m (12'6")
Kitchen/Diner	9.20m (30'2") x 4.10m (13'5")
Utility	3.70m (12'2") x 2.20m (7'3")
Bedroom 5	3.60m (11'10") x 3.50m (11'6")
Bedroom 6	3.80m (12'6") x 2.80m (9'2")
Bathroom	2.50m (8'2") x 1.50m (4'11")
Garage	5.80m (19') x 3.50m (11'6")

First Floor

Bedroom 1	5.90m (19'4") x 3.90m (12'9")
En-suite	3.80m (12'6") x 2.80m (9'2")
Bedroom 2	6.40m (21') x 3.40m (11'2")
Bedroom 3	4.80m (15'9") x 3.50m (11'6")
Bedroom 4	3.50m (11'6") x 2.70m (8'10")
Bathroom	2.70m (8'10") x 1.90m (6'3")

Gross internal floor area (m²): 269m²

EPC Rating: C

