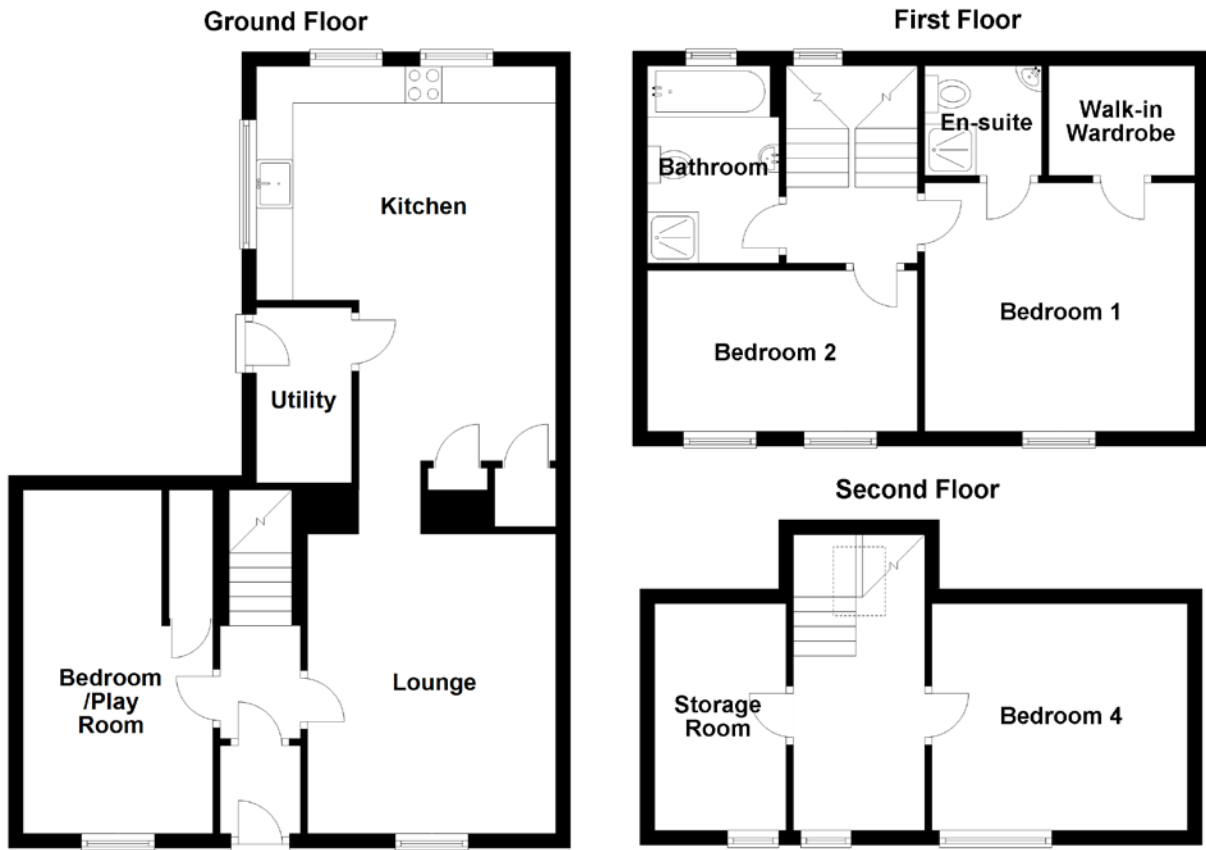


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

**Ground Floor**

Lounge	4.70m (15'5") x 3.40m (11'2")
Kitchen	5.40m (17'9") x 4.10m (13'5")
Utility	2.30m (7'7") x 1.30m (4'3")
Bedroom/Play Room	4.70m (15'5") x 2.60m (8'6")

**First Floor**

Bedroom 1	3.70m (12'2") x 3.40m (11'2")
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En-suite	1.70m (5'7") x 1.50m (4'11")
Walk-in Wardrobe	2.00m (6'7") x 1.50m (4'11")
Bedroom 2	3.70m (12'2") x 2.20m (7'3")
Bathroom	2.70m (8'10") x 1.80m (5'11")

**Second Floor**

Bedroom 4	3.50m (11'6") x 3.10m (10'2")
Storage Room	3.10m (10'2") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 126m<sup>2</sup>

EPC Rating: D

