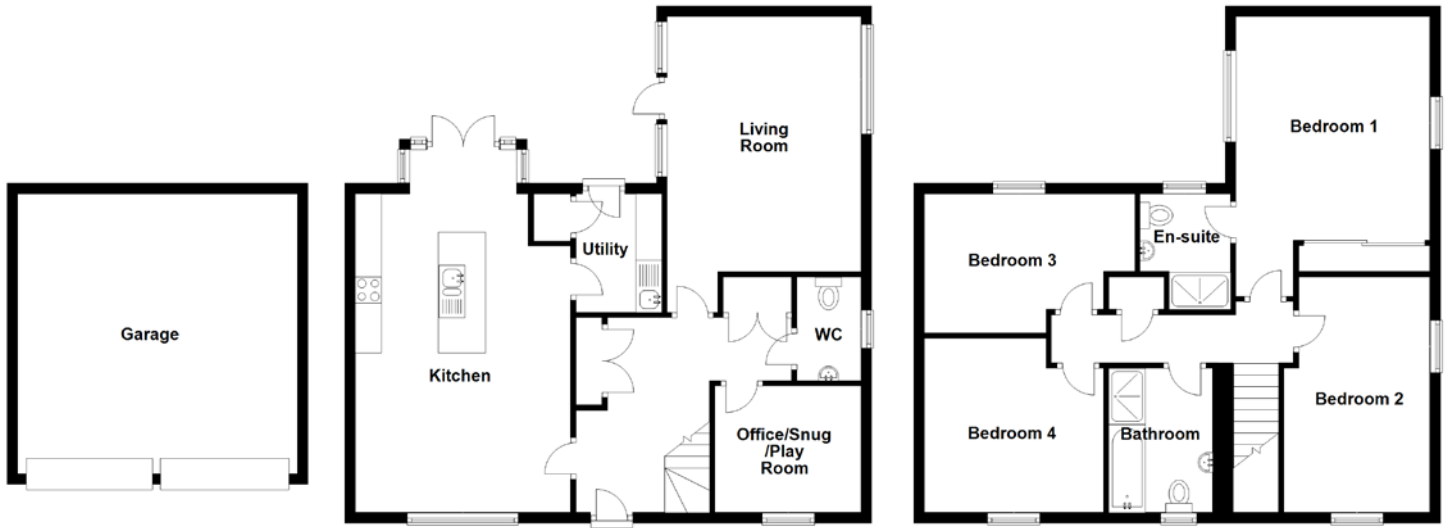


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	5.65m (18'6") x 3.71m (12'2")
Office/Snug/Play Room	2.80m (9'2") x 2.42m (7'11")
Kitchen	6.09m (20') x 4.12m (13'6")
Utility	2.27m (7'5") x 1.64m (5'5")
WC	1.98m (6'6") x 1.23m (4')
Garage	5.35m (17'7") x 5.35m (17'7")

Bedroom 1	5.35m (17'6") x 3.76m (12'4")
En-suite	2.21m (7'3") x 1.75m (5'9")
Bedroom 2	4.50m (14'9") x 2.82m (9'3")
Bedroom 3	4.03m (13'2") x 2.64m (8'8")
Bedroom 4	3.43m (11'3") x 3.32m (10'11")
Bathroom	2.76m (9'1") x 1.99m (6'6")

Gross internal floor area (m²): 148m² | EPC Rating: B

