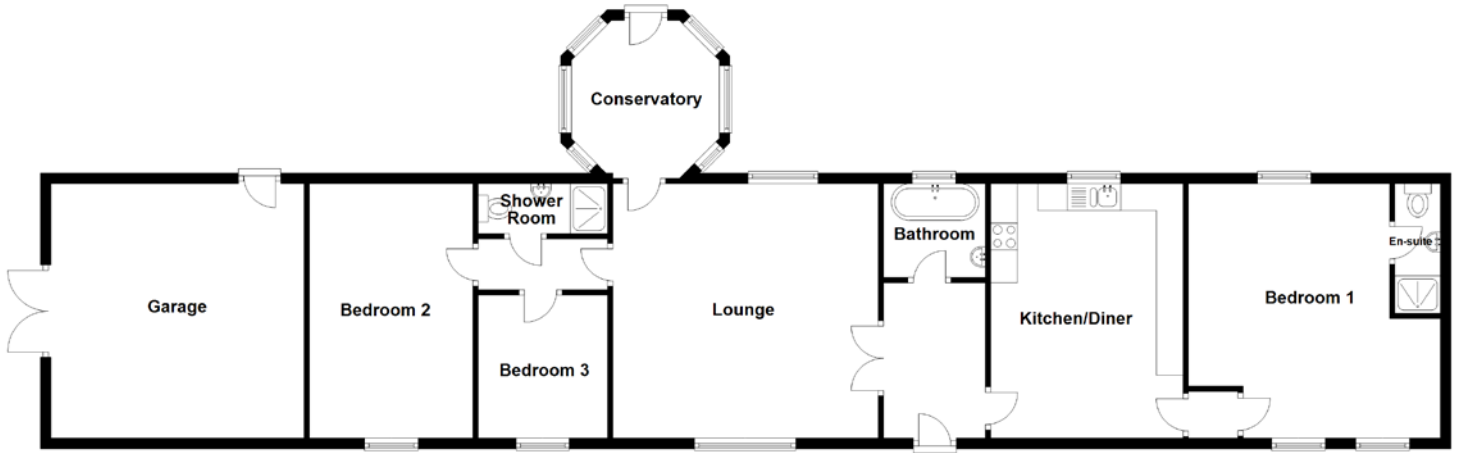


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|               |                                |
|---------------|--------------------------------|
| Lounge        | 4.96m (16'3") x 4.75m (15'7")  |
| Kitchen/Diner | 4.75m (15'7") x 3.60m (11'10") |
| Conservatory  | 2.95m (9'8") x 2.77m (9'1")    |
| Bathroom      | 1.91m (6'3") x 1.75m (5'9")    |
| Bedroom 1     | 4.75m (15'7") x 3.76m (12'4")  |

|             |                               |
|-------------|-------------------------------|
| En-suite    | 2.42m (7'11") x 0.85m (2'9")  |
| Bedroom 2   | 4.75m (15'7") x 3.06m (10'1") |
| Bedroom 3   | 2.67m (8'9") x 2.42m (7'11")  |
| Shower Room | 2.42m (7'11") x 0.85m (2'9")  |
| Garage      | 4.75m (15'7") x 4.73m (15'6") |

Gross internal floor area (m<sup>2</sup>): 105m<sup>2</sup> | EPC Rating: E

