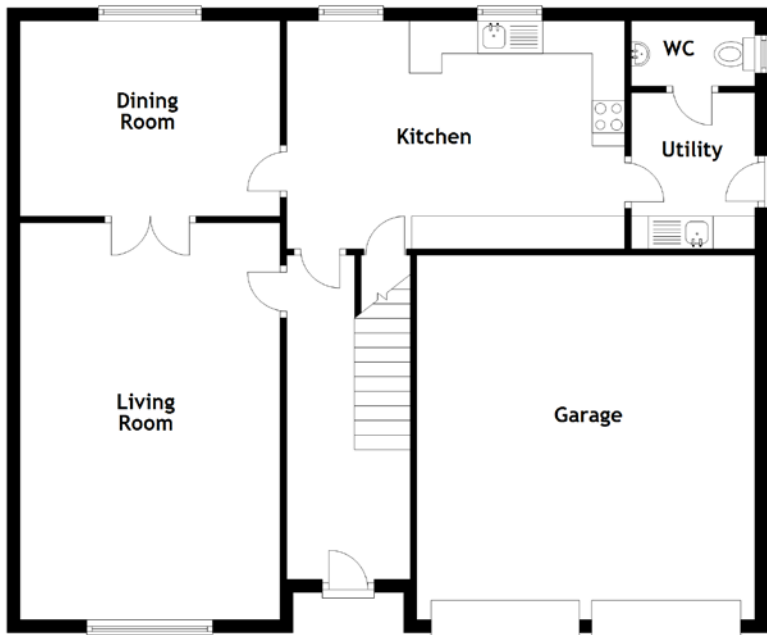


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	6.10m (20') x 4.00m (13'1")
Dining Room	4.00m (13'1") x 3.00m (9'10")
Kitchen	5.20m (17'1") x 3.50m (11'6")
Utility	2.40m (7'10") x 1.90m (6'3")
WC	1.90m (6'3") x 1.00m (3'3")
Bedroom 1	4.20m (13'9") x 4.00m (13'1")

En-suite	2.50m (8'2") x 1.50m (4'11")
Bedroom 2	4.00m (13'1") x 3.10m (10'2")
Bedroom 3	3.90m (12'10") x 2.50m (8'2")
Bedroom 4	3.90m (12'10") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.90m (6'3")
Garage	5.70m (18'8") x 5.20m (17'1")

Gross internal floor area (m<sup>2</sup>): 139m<sup>2</sup>  
EPC Rating: C

