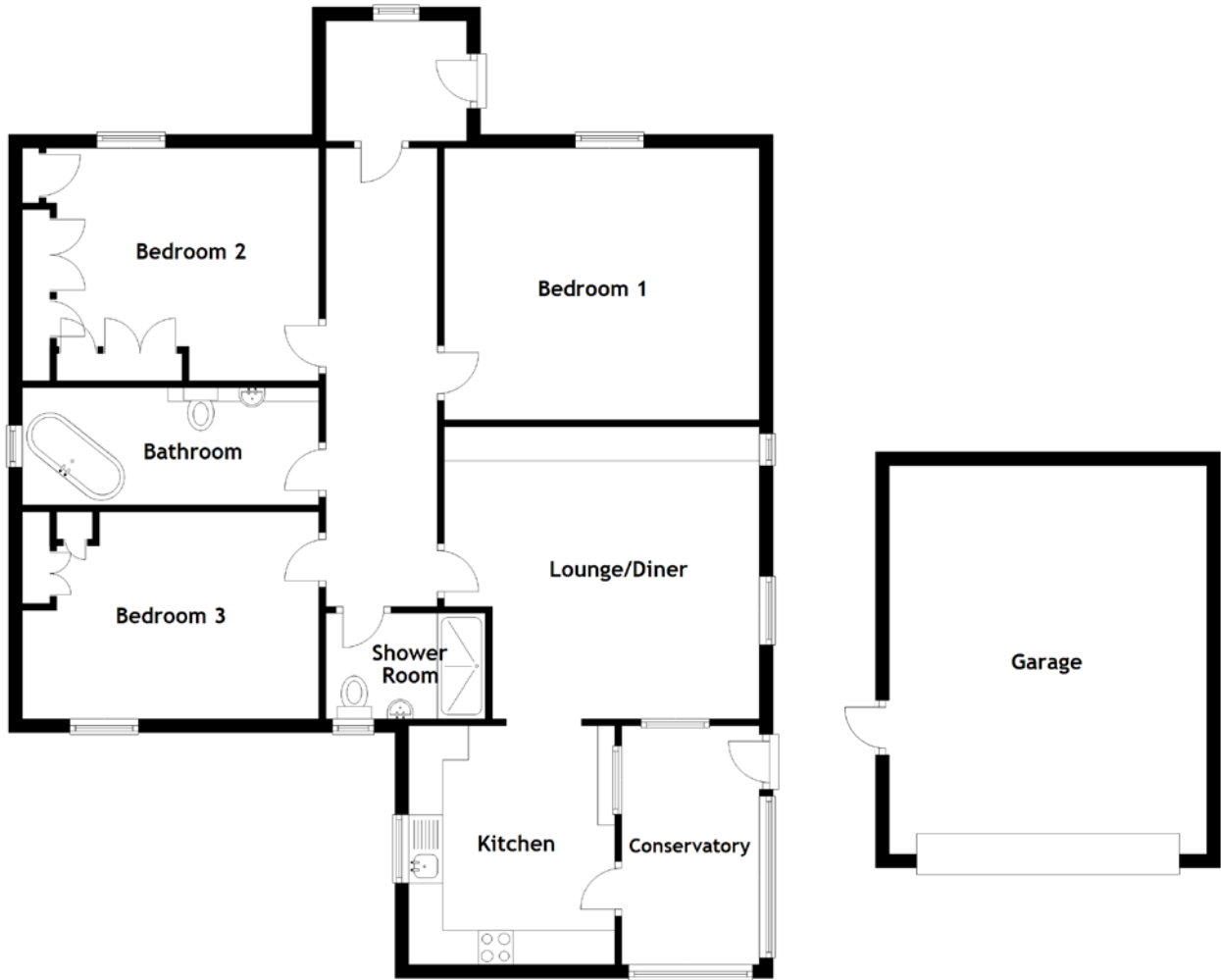


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Conservatory	3.49m (11'5") x 2.01m (6'7")
Lounge/Diner	4.60m (15'1") x 4.26m (14')
Kitchen	3.49m (11'5") x 3.01m (9'11")
Bedroom 1	4.60m (15'1") x 3.97m (13')
Bedroom 2	4.33m (14'2") x 3.40m (11'2")

Bedroom 3	4.33m (14'2") x 3.02m (9'11")
Shower Room	2.33m (7'8") x 1.64m (5'5")
Bathroom	4.33m (14'2") x 1.71m (5'7")
Garage	5.67m (18'7") x 4.64m (15'3")

Gross internal floor area (m<sup>2</sup>): 111m<sup>2</sup>  
EPC Rating: D

