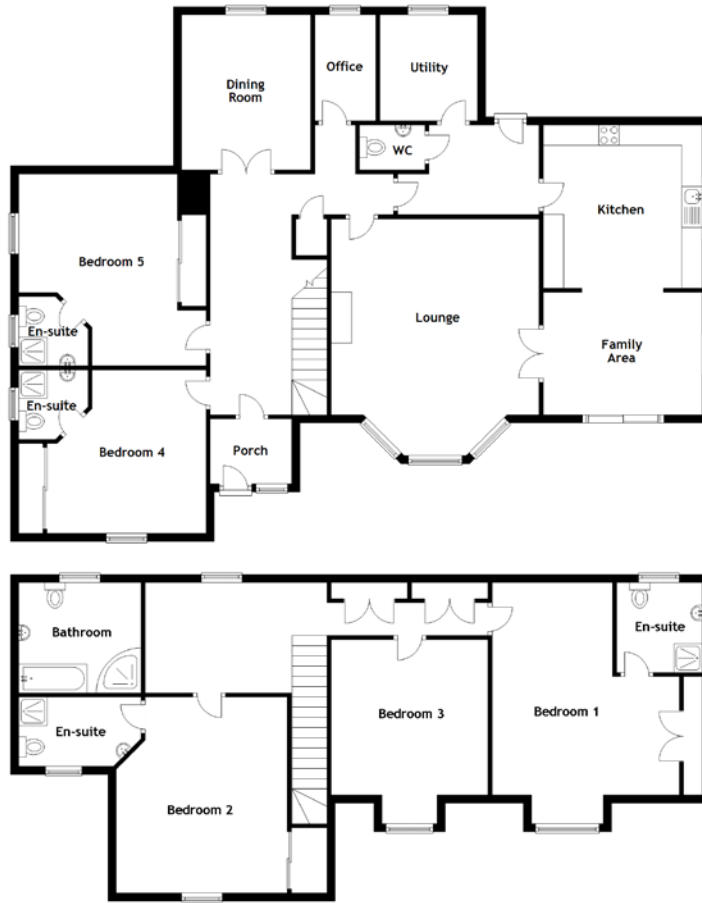


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Lounge	5.80m (19") x 5.10m (16'9")
Dining Room	3.80m (12'6") x 3.10m (10'2")
Kitchen	4.00m (13'1") x 3.90m (12'10")
Family Area	3.90m (12'10") x 3.00m (9'10")
Office	2.60m (8'6") x 1.50m (4'11")
Utility	2.60m (8'6") x 2.40m (7'10")
WC	1.60m (5'3") x 1.10m (3'7")

Bedroom 4
Bedroom 5

4.00m (13'2") x 3.90m (12'10")
4.70m (15'5") x 4.00m (13'1")

First Floor

Bedroom 1	5.20m (17'1") x 4.60m (15'1")
Bedroom 2	4.80m (15'9") x 4.20m (13'9")
Bedroom 3	3.85m (12'7") x 3.80m (12'6")
Bathroom	3.00m (9'10") x 2.70m (8'10")

Gross internal floor area (m²): 246m²
EPC Rating: D

