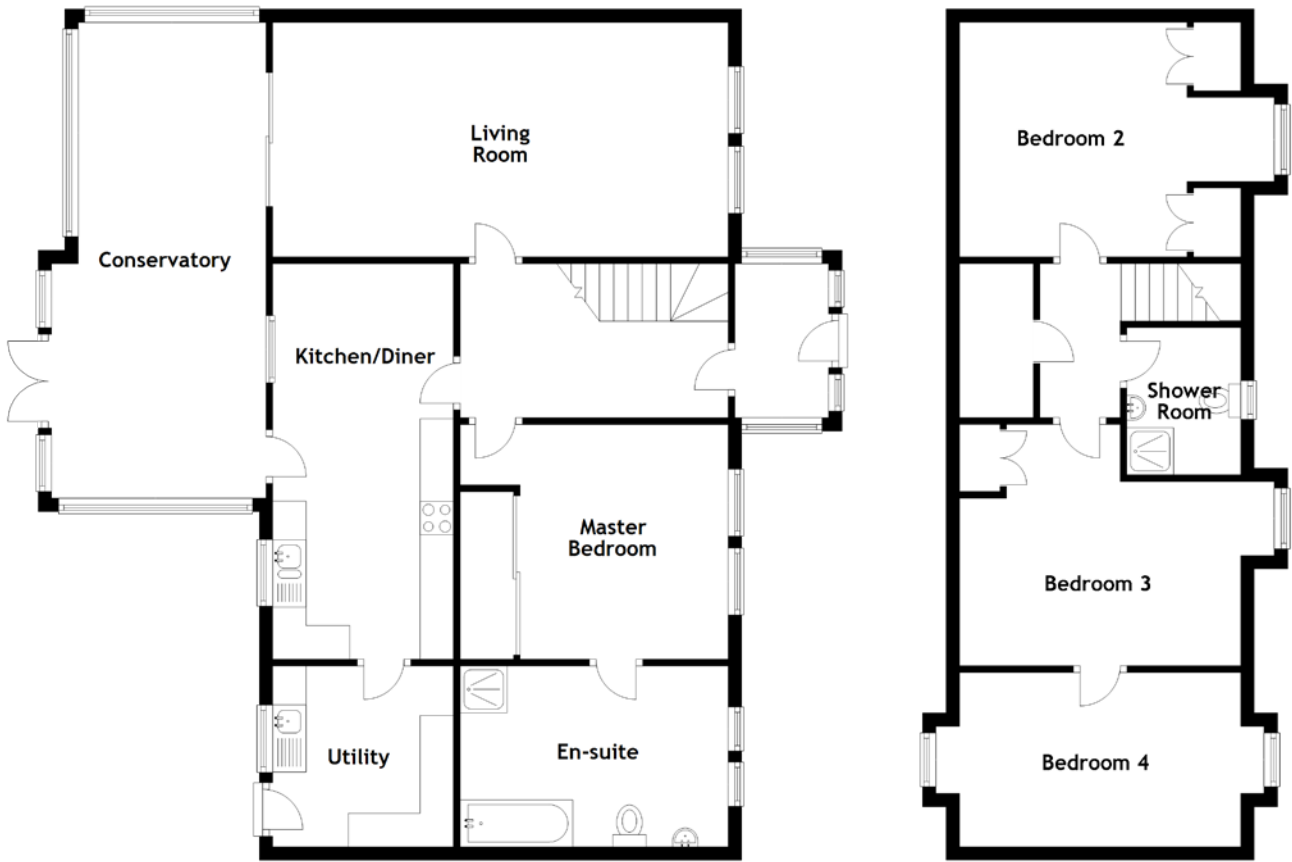


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|----------------|--------------------------------|
| Living Room | 6.80m (22'4") x 3.50m (11'6") |
| Conservatory | 7.10m (23'4") x 3.20m (10'6") |
| Kitchen/Diner | 5.90m (19'4") x 2.70m (8'10") |
| Utility | 2.70m (8'10") x 2.70m (8'10") |
| Master Bedroom | 4.00m (13'1") x 3.50m (11'6") |
| En-suite | 3.90m (12'10") x 2.70m (8'10") |

| | |
|-------------|-------------------------------|
| Bedroom 2 | 4.70m (15'5") x 3.50m (11'6") |
| Bedroom 3 | 2.50m (8'2") x 2.39m (7'10") |
| Bedroom 4 | 4.90m (16'1") x 2.60m (8'6") |
| Shower Room | 2.20m (7'2") x 1.70m (5'7") |

Gross internal floor area (m²): 165m²

EPC Rating: D

