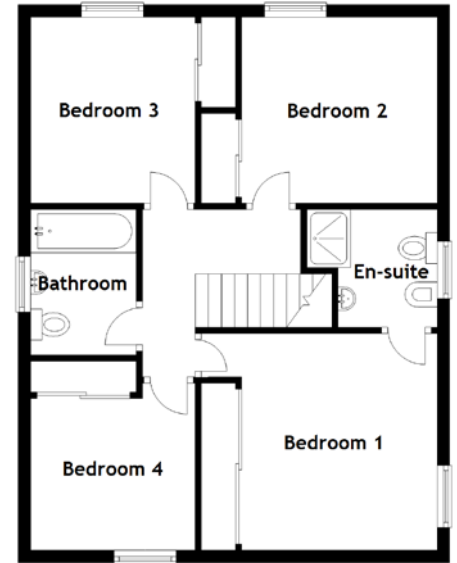
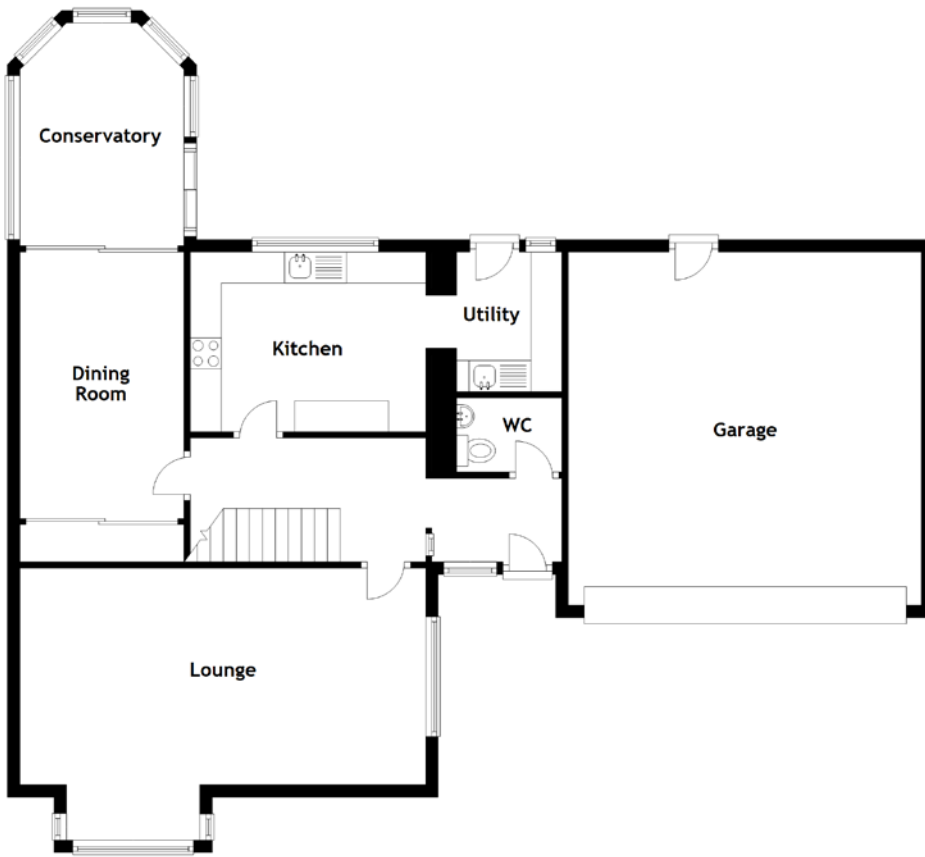


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.55m (21'6") x 4.40m (14'5")
Dining Room	4.30m (14'1") x 2.65m (8'8")
Conservatory	3.60m (11'10") x 2.65m (8'8")
Utility	2.25m (7'5") x 1.70m (5'7")
WC	1.70m (5'7") x 1.20m (3'11")
Kitchen	3.80m (12'6") x 2.90m (9'6")
Bedroom 1	3.50m (11'6") x 3.15m (10'4")

En-suite	2.10m (6'11") x 1.90m (6'3")
Bedroom 2	3.15m (10'4") x 2.90m (9'6")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")
Bedroom 4	2.65m (8'8") x 2.60m (8'6")
Bathroom	2.35m (7'8") x 1.70m (5'7")
Garage	5.70m (18'8") x 5.70m (18'8")

Gross internal floor area (m<sup>2</sup>): 123m<sup>2</sup>  
EPC Rating: C

