

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.90m (12'10")
Kitchen	6.80m (22'4") x 3.70m (12'2")
Study	3.00m (9'10") x 2.10m (6'11")
Conservatory	3.29m (10'9") x 2.80m (9'2")
Utility	2.10m (6'11") x 1.90m (6'3")
Shower Room	2.10m (6'11") x 2.10m (6'11")

Bathroom	2.10m (6'11") x 1.80m (5'11")
Bedroom 1	3.90m (12'10") x 3.70m (12'2")
Bedroom 2	3.90m (12'10") x 3.00m (9'10")
Bedroom 3	3.20m (10'6") x 3.10m (10'2")
WC	1.29m (4'3") x 1.10m (3'7")

Gross internal floor area (m²): 126m²
EPC Rating: C

