

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.90m (22'8") x 5.20m (17'1")
Kitchen/Diner	5.50m (18'1") x 3.00m (9'10")
Garden Room	4.50m (14'9") x 3.00m (9'10")
Garage	5.20m (17'1") x 4.00m (13'1")
Bedroom 1	3.20m (10'6") x 2.50m (8'2")
En-suite	2.50m (8'2") x 1.00m (3'3")

Bedroom 2	3.30m (10'10") x 2.30m (7'7")
Bedroom 3	3.60m (11'10") x 3.00m (9'10")
Bedroom 4	3.00m (9'10") x 3.00m (9'10")
Bathroom	3.00m (9'10") x 2.30m (7'7")
Balcony	4.30m (14'1") x 1.70m (5'7")

Gross internal floor area (m²): 134m²
EPC Rating: C

