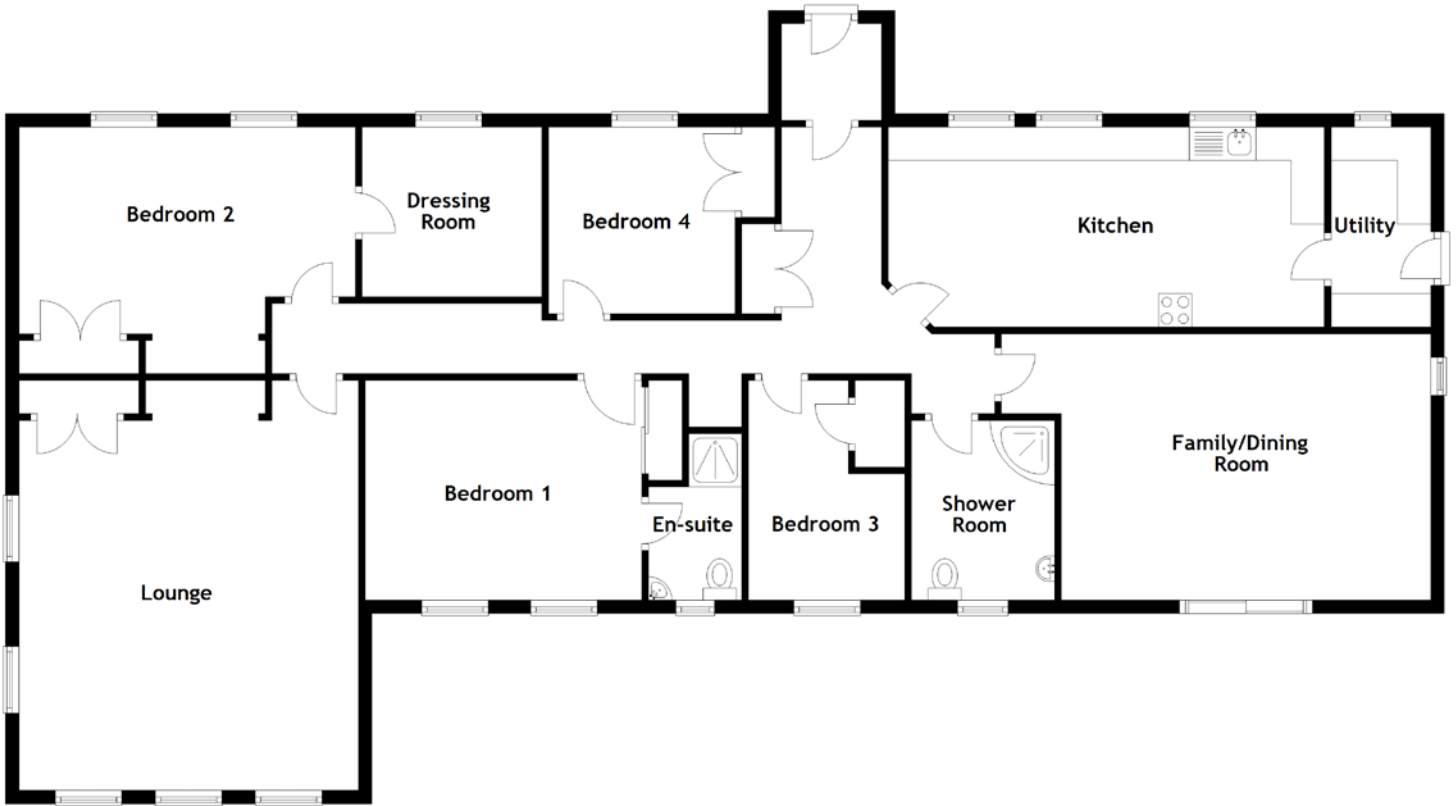


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	8.90m (29'2") x 6.10m (20')
Family/Dining Room	6.45m (21'2") x 4.00m (13'1")
Kitchen	6.45m (21'2") x 3.00m (9'10")
Utility	3.00m (9'10") x 1.50m (4'11")
Shower Room	2.75m (9') x 2.15m (7'1")
Bedroom 1	4.15m (13'7") x 3.30m (10'10")
En-suite	2.50m (8'2") x 1.40m (4'7")

Bedroom 2	5.05m (16'7") x 3.10m (10'2")
Dressing Room	2.70m (8'10") x 2.65m (8'8")
Bedroom 3	3.30m (10'10") x 2.35m (7'8")
Bedroom 4	2.80m (9'2") x 2.80m (9'2")

Gross internal floor area (m²): 168m² | EPC Rating: D

Extras: The property has its own water supply and high-grade water filtration system.

