

**APPROXIMATE DIMENSIONS
(TAKEN FROM THE WIDEST POINT)**

LOWER FLOOR

LOUNGE AREA	12.20M (40') X 2.90M (9'6")
KITCHEN/DINER	10.90M (35'9") X 3.80M (12'6")
SHOWER ROOM	2.50M (8'2") X 1.20M (3'11")
UTILITY	2.30M (7'6") X 1.90M (6'3")

GROUND FLOOR

PIANO ROOM	5.00M (16'5") X 4.00M (13'1")
WC	1.50M (4'11") X 1.50M (4'11")
SITTING ROOM	4.70M (15'5") X 3.70M (12'2")
BEDROOM 4	4.00M (13'1") X 3.70M (12'2")
JACK AND JILL BATHROOM	2.10M (6'11") X 1.70M (5'7")
BEDROOM 5	5.00M (16'5") X 3.70M (12'2")

TOP FLOOR

BEDROOM 1	7.40M (23'3") X 5.10M (16'9")
BEDROOM 2	5.00M (16'5") X 3.60M (11'10")
BEDROOM 3	5.30M (17'5") X 3.60M (11'10")
SHOWER ROOM	2.40M (7'10") X 2.00M (6'7")

GROSS INTERNAL FLOOR AREA (M²): 277M²

EPC RATING: C

