

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room	4.57m (15') x 3.80m (12'6")
Kitchen	3.02m (9'11") x 2.42m (7'11")
Conservatory	3.92m (12'10") x 2.81m (9'3")
Shower Room	1.85m (6'1") x 1.80m (5'11")

Bedroom 1	4.96m (16'3") x 2.99m (9'10")
Bedroom 2	3.50m (11'6") x 2.66m (8'9")
Bedroom 3	5.01m (16'5") x 3.62m (11'10")

Gross internal floor area (m<sup>2</sup>): 95m<sup>2</sup>  
EPC Rating: E

