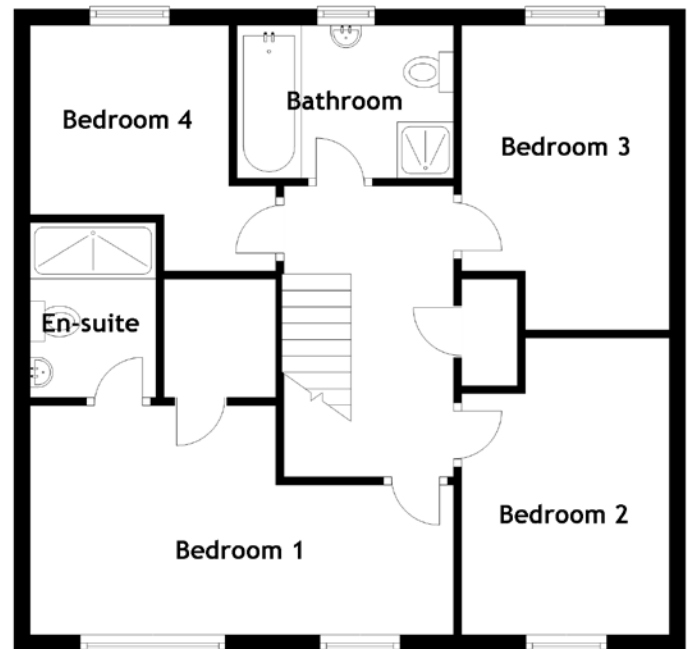
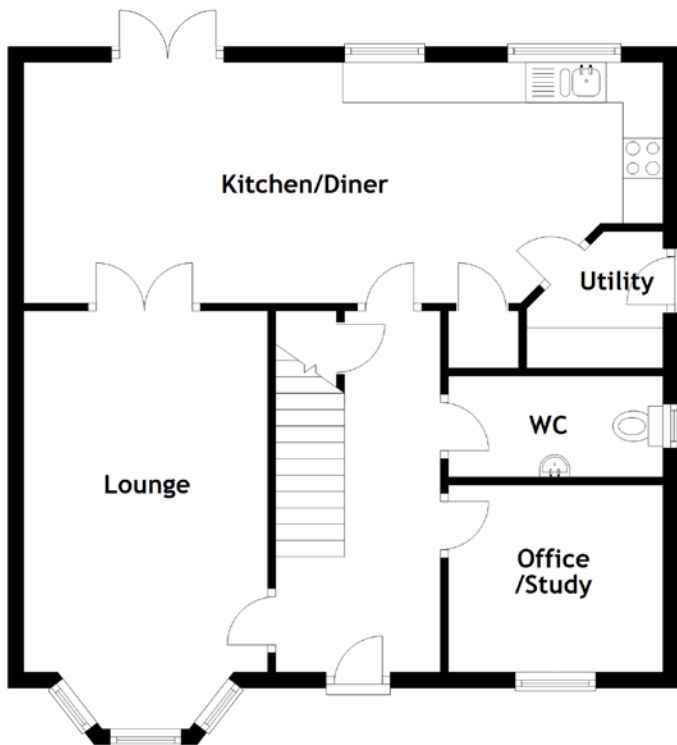


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.21m (17'1") x 3.04m (10')
Office/Study	2.67m (8'9") x 2.33m (7'8")
Kitchen/Diner	7.97m (26'2") x 3.00m (9'10")
Utility	1.70m (5'7") x 1.70m (5'7")
WC	2.67m (8'9") x 1.26m (4'2")
Bathroom	2.70m (8'10") x 1.91m (6'3")

Bedroom 1	5.30m (17'5") x 2.96m (9'9")
En-suite	2.18m (7'2") x 1.57m (5'2")
Bedroom 2	3.80m (12'6") x 2.59m (8'6")
Bedroom 3	3.80m (12'6") x 2.57m (8'5")
Bedroom 4	3.07m (10'1") x 3.06m (10'1")

Gross internal floor area (m²): 125m²
EPC Rating: B

