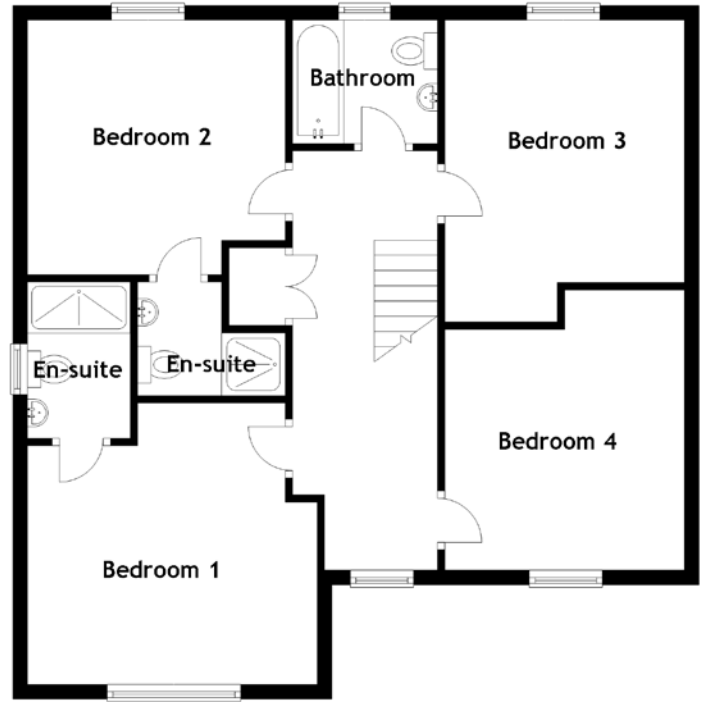
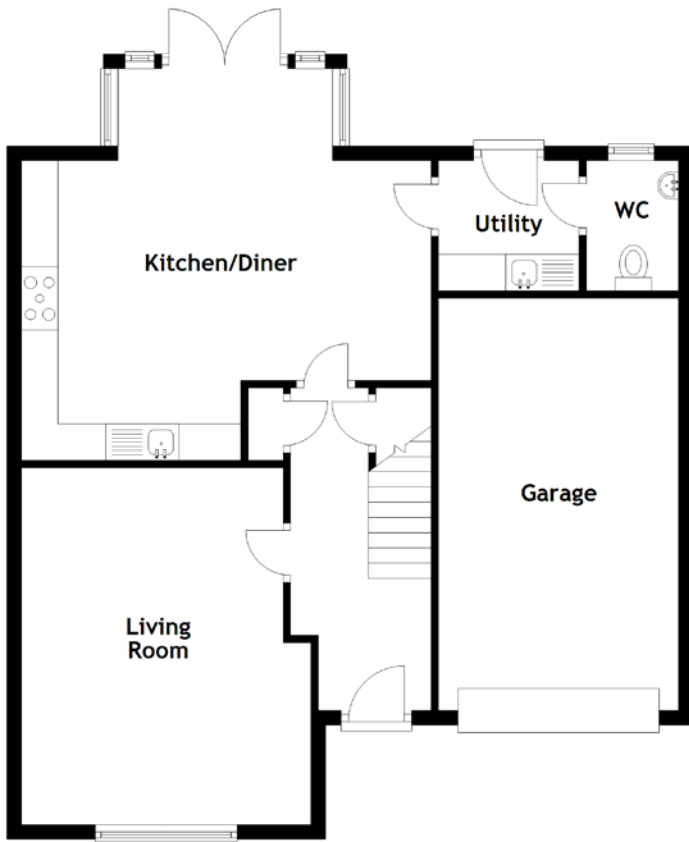


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	4.88m (16') x 3.96m (13')
Kitchen/Diner	5.60m (18'4") x 5.36m (17'7")
Utility	1.92m (6'4") x 1.78m (5'10")
WC	1.78m (5'10") x 1.26m (4'2")
Bedroom 1	3.96m (13') x 3.85m (12'7")
En-suite	2.14m (7') x 1.41m (4'7")

Bedroom 2	3.52m (11'7") x 3.48m (11'5")
En-suite	2.02m (6'7") x 1.56m (5'1")
Bedroom 3	4.13m (13'6") x 2.93m (9'7")
Bedroom 4	3.83m (12'7") x 3.09m (10'1")
Bathroom	2.15m (7'1") x 1.69m (5'6")
Garage	5.64m (18'6") x 3.28m (10'9")

Gross internal floor area (m<sup>2</sup>): 130m<sup>2</sup>  
EPC Rating: C

