

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

## Basement

Basement 1	3.70m (12'2") x 2.90m (9'6")
Basement 2	6.20m (20'4") x 3.65m (12')
Basement 3	4.05m (13'3") x 3.50m (11'6")
Garage	5.60m (18'4") x 3.90m (12'10")
WC	3.50m (11'6") x 2.00m (6'7")
Store	3.50m (11'6") x 1.60m (5'3")

## Ground Floor

Lounge	4.25m (13'11") x 3.60m (11'10")
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## Dining Room

Dining Room	3.65m (12') x 2.85m (9'4")
Kitchen	3.65m (12') x 3.40m (11'2")
Bedroom 3	3.65m (12') x 3.15m (10'4")
Bathroom	1.95m (6'5") x 1.90m (6'3")

## First Floor

Master Bedroom	4.00m (13'1") x 3.50m (11'6")
En-suite	2.95m (9'8") x 1.50m (4'11")
Bedroom 2	5.75m (18'10") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 115m<sup>2</sup>

EPC Rating: D

