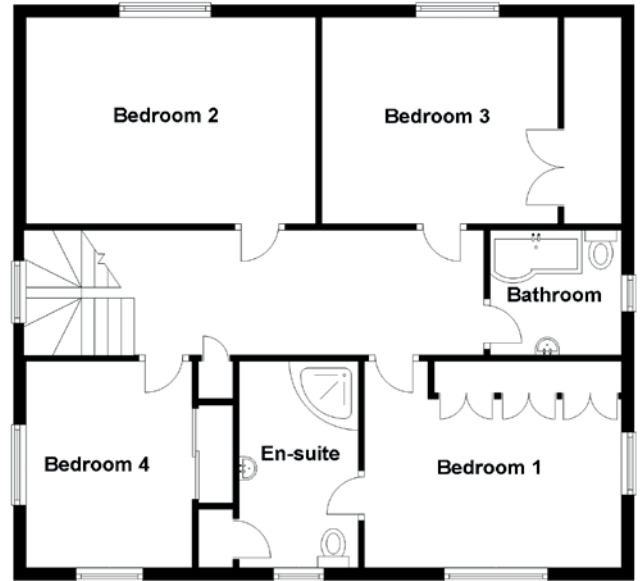
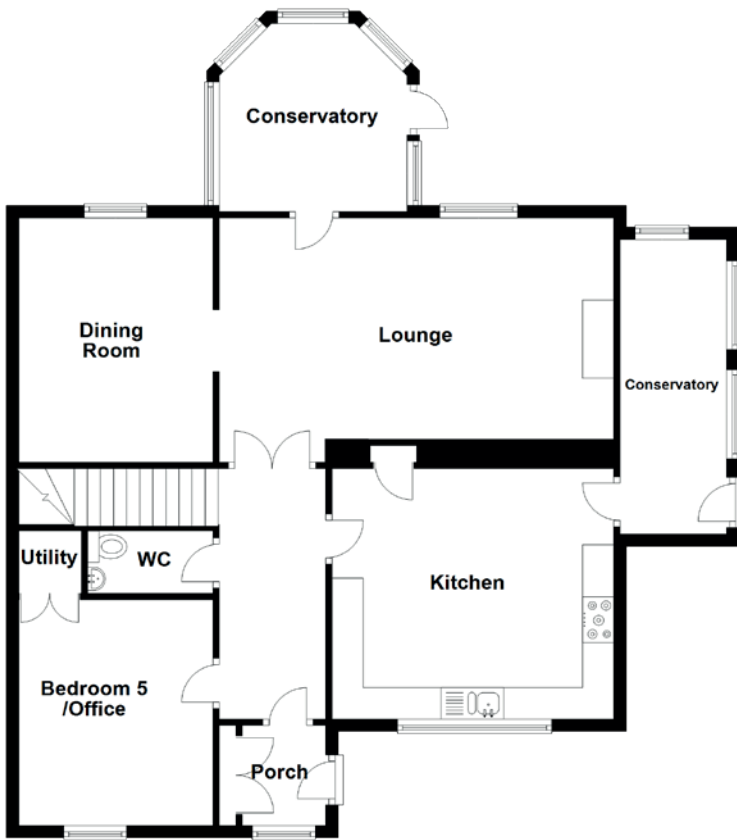


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Porch	1.70m (5'7") x 1.60m (5'3")
Ground Floor	
Lounge	6.30m (20'8") x 3.90m (12'10")
Dining Room	3.90m (12'10") x 3.10m (10'2")
Kitchen	4.50m (14'9") x 4.00m (13'1")
Bedroom5/Office	3.60m (11'10") x 2.90m (9'6")
WC	2.00m (6'7") x 1.00m (3'3")
Conservatory	4.70m (15'5") x 1.70m (5'7")

First Floor

Bedroom 1	4.00m (13'1") x 3.30m (10'10")
En-suite	3.30m (10'10") x 1.90m (6'3")
Bedroom 2	4.62m (15'2") x 3.30m (10'10")
Bedroom 3	3.50m (11'6") x 3.20m (10'6")
Bedroom 4	3.30m (10'10") x 3.30m (10'10")
Bathroom	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 186m²

EPC Rating: E

