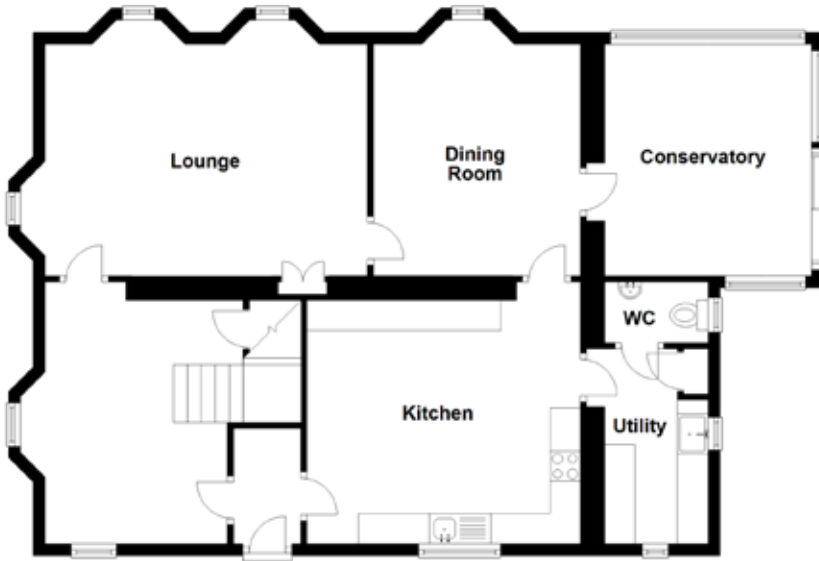


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 4.50m (14'9")
Dining Room	4.50m (14'9") x 2.90m (9'6")
Conservatory	4.30m (14'1") x 3.70m (12'2")
Kitchen	4.50m (14'9") x 4.00m (13'1")
Utility	3.20m (10'6") x 1.70m (5'7")
WC	1.80m (5'11") x 1.00m (3'3")

Master Bedroom	4.00m (13'2") x 3.20m (10'6")
Walk-in Wardrobe	2.30m (7'7") x 1.90m (6'3")
Bedroom 2	3.30m (10'10") x 3.20m (10'6")
Bedroom 3	3.30m (10'10") x 2.40m (7'10")
Bathroom	2.70m (8'10") x 1.80m (5'11")

Gross internal floor area (m²): 147m²
EPC Rating: D

