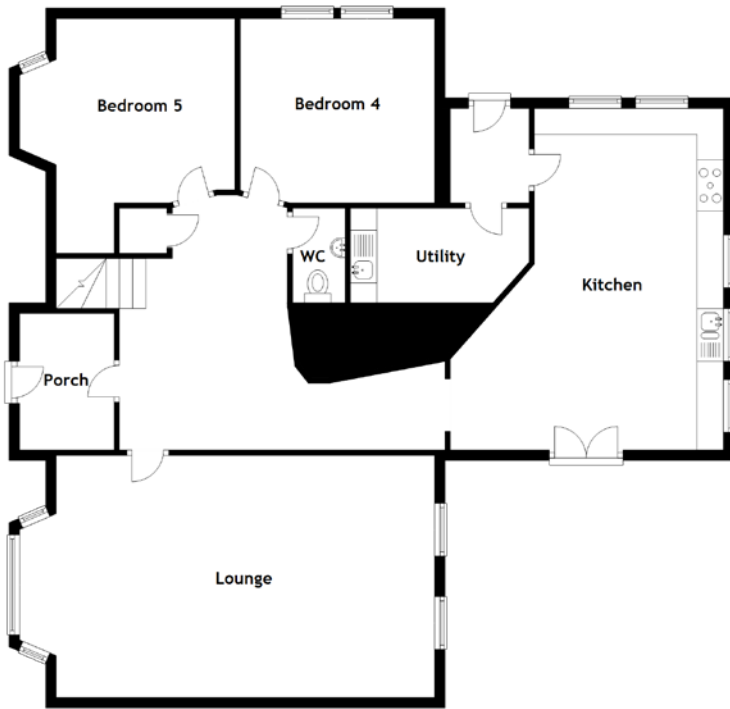


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Ground Floor	
Porch	2.60m (8'6") x 1.80m (5'11")
Lounge	7.90m (25'11") x 4.60m (15'1")
Kitchen	6.50m (21'4") x 5.20m (17'1")
Utility	3.40m (11'2") x 1.80m (5'11")
Bedroom 4	3.70m (12'2") x 3.50m (11'6")
Bedroom 5	4.60m (15'1") x 4.10m (13'5")
WC	1.80m (5'11") x 1.00m (3'3")

First Floor	
Bedroom 1	6.50m (21'4") x 4.60m (15'1")
En-suite	2.50m (8'2") x 1.90m (6'3")
Bedroom 2	4.80m (15'9") x 4.60m (15'1")
Bedroom 3	4.50m (14'9") x 3.42m (11'3")
Bathroom	2.90m (9'6") x 2.40m (7'11")

Gross internal floor area (m<sup>2</sup>): 243m<sup>2</sup>  
EPC Rating: D

