

# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

<b>Basement</b>	
Bedroom	3.35m (11') x 2.83m (9'3")
Office	4.73m (15'6") x 3.02m (9'11")
Bathroom	3.13m (10'3") x 2.39m (7'10")
<b>Ground Floor</b>	
Lounge	4.35m (14'3") x 4.27m (14')
Dining Room	3.60m (11'10") x 3.47m (11'5")
Conservatory	3.76m (12'4") x 3.28m (10'9")
Kitchen	3.35m (11') x 2.54m (8'4")
<b>First Floor</b>	
Bedroom 1	3.57m (11'9") x 2.92m (9'7")
Bedroom 2	3.63m (11'11") x 3.59m (11'9")
Bedroom 3	3.18m (10'5") x 2.64m (8'8")
Bathroom	2.60m (8'6") x 1.88m (6'2")
<b>Second Floor</b>	
Bedroom 4	3.80m (12'5") x 3.78m (12'5")
Bedroom 5	3.80m (12'6") x 3.33m (10'11")
Bedroom 6	2.96m (9'9") x 2.54m (8'4")
Bathroom	2.96m (9'9") x 1.82m (6')
Gross internal floor area (m <sup>2</sup> ): 190m <sup>2</sup>	
EPC Rating: D	

