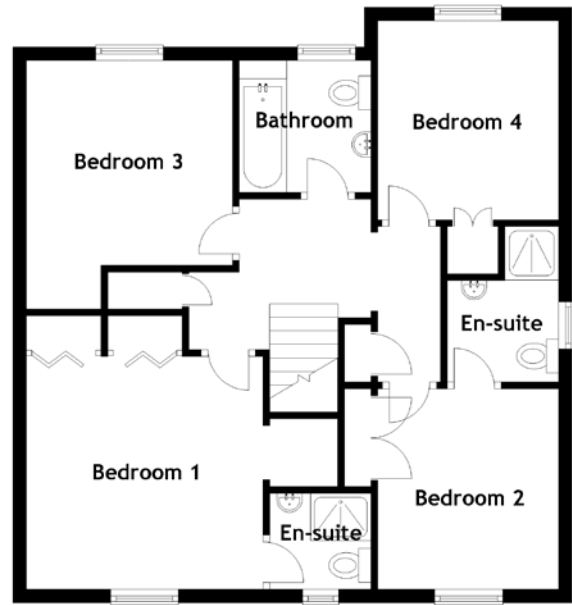
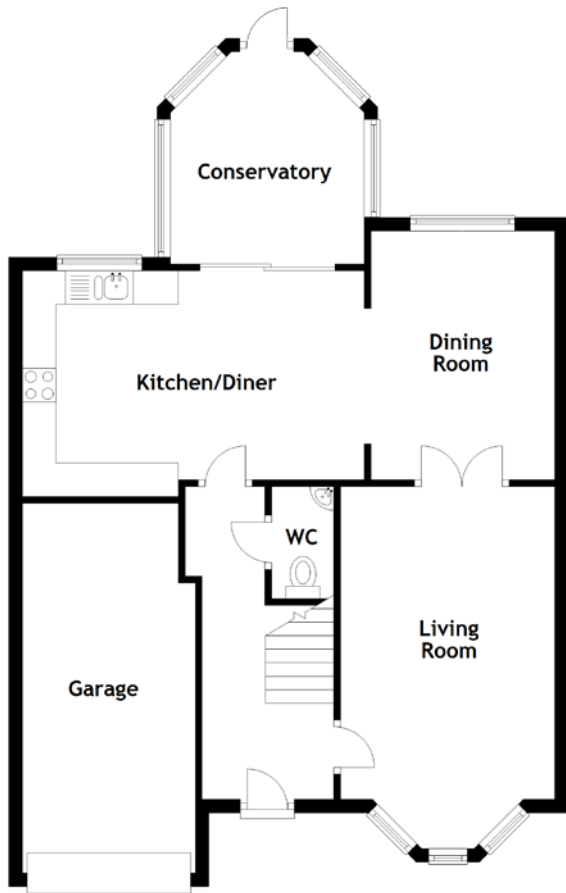


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Living Room	5.36m (17'7") x 3.17m (10'5")
Kitchen/Diner	5.06m (16'7") x 3.27m (10'9")
Dining Room	3.68m (12'1") x 2.72m (8'11")
Conservatory	3.14m (10'4") x 2.87m (9'5")
WC	1.66m (5'5") x 0.92m (3")
Bathroom	1.95m (6'5") x 1.95m (6'5")

Bedroom 1	3.44m (11'4") x 3.36m (11')
En-suite	1.71m (5'7") x 1.42m (4'8")
Bedroom 2	3.23m (10'7") x 2.68m (8'10")
En-suite	2.30m (7'7") x 1.65m (5'5")
Bedroom 3	3.68m (12'1") x 3.05m (10')
Bedroom 4	2.94m (9'8") x 2.66m (8'9")
Garage	5.47m (17'11") x 2.56m (8'5")

Gross internal floor area (m<sup>2</sup>): 117m<sup>2</sup> | EPC Rating: C

