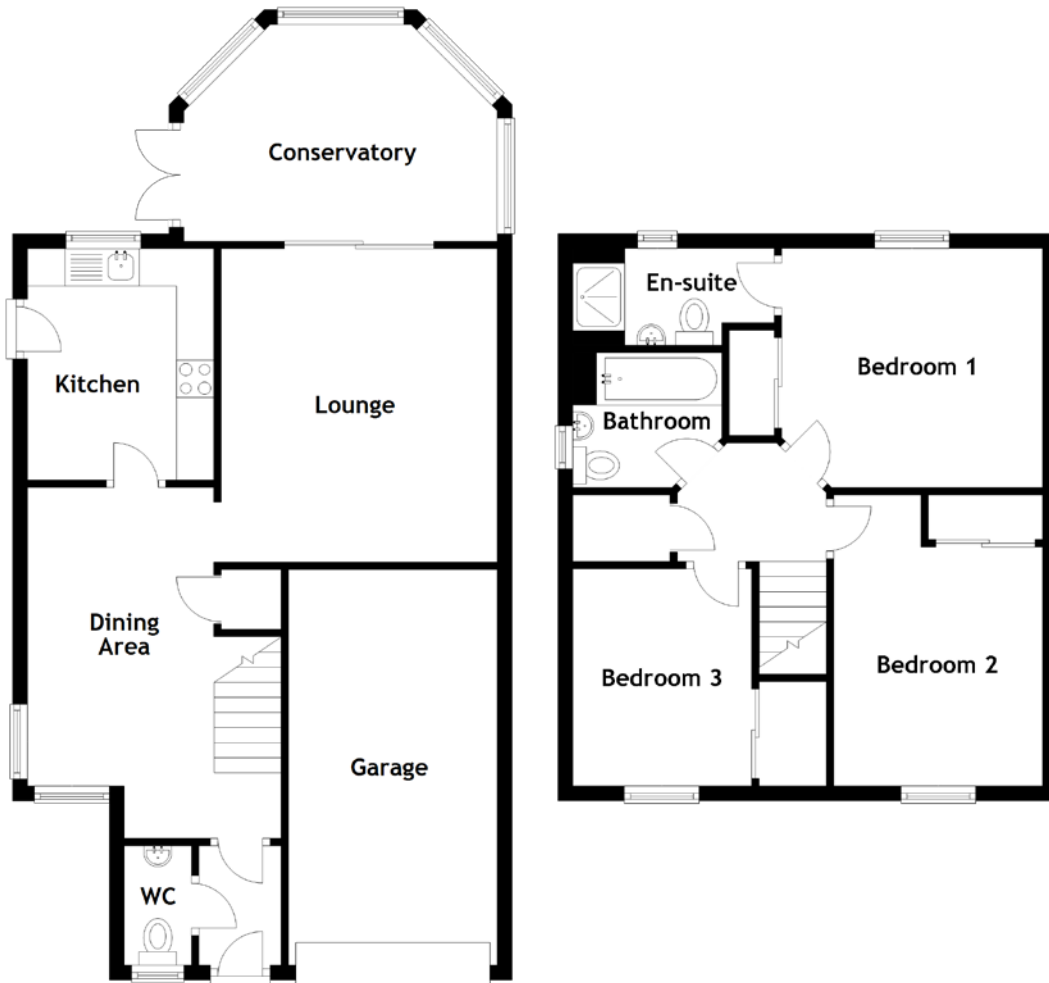


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Dining Area	4.70m (15'5") x 3.40m (11'2")
Lounge	4.20m (13'9") x 3.70m (12'2")
Conservatory	4.20m (13'9") x 2.90m (9'6")
Kitchen	3.10m (10'2") x 2.50m (8'2")
WC	1.60m (5'3") x 0.90m (3')
Bedroom 1	3.50m (11'6") x 3.20m (10'6")

En-suite	2.70m (8'10") x 1.30m (4'3")
Bedroom 2	3.90m (12'9") x 2.80m (9'2")
Bedroom 3	2.90m (9'6") x 2.40m (7'10")
Bathroom	2.00m (6'7") x 1.80m (5'11")
Garage	5.30m (17'5") x 2.80m (9'2")

Gross internal floor area (m²): 92m²
EPC Rating: D

