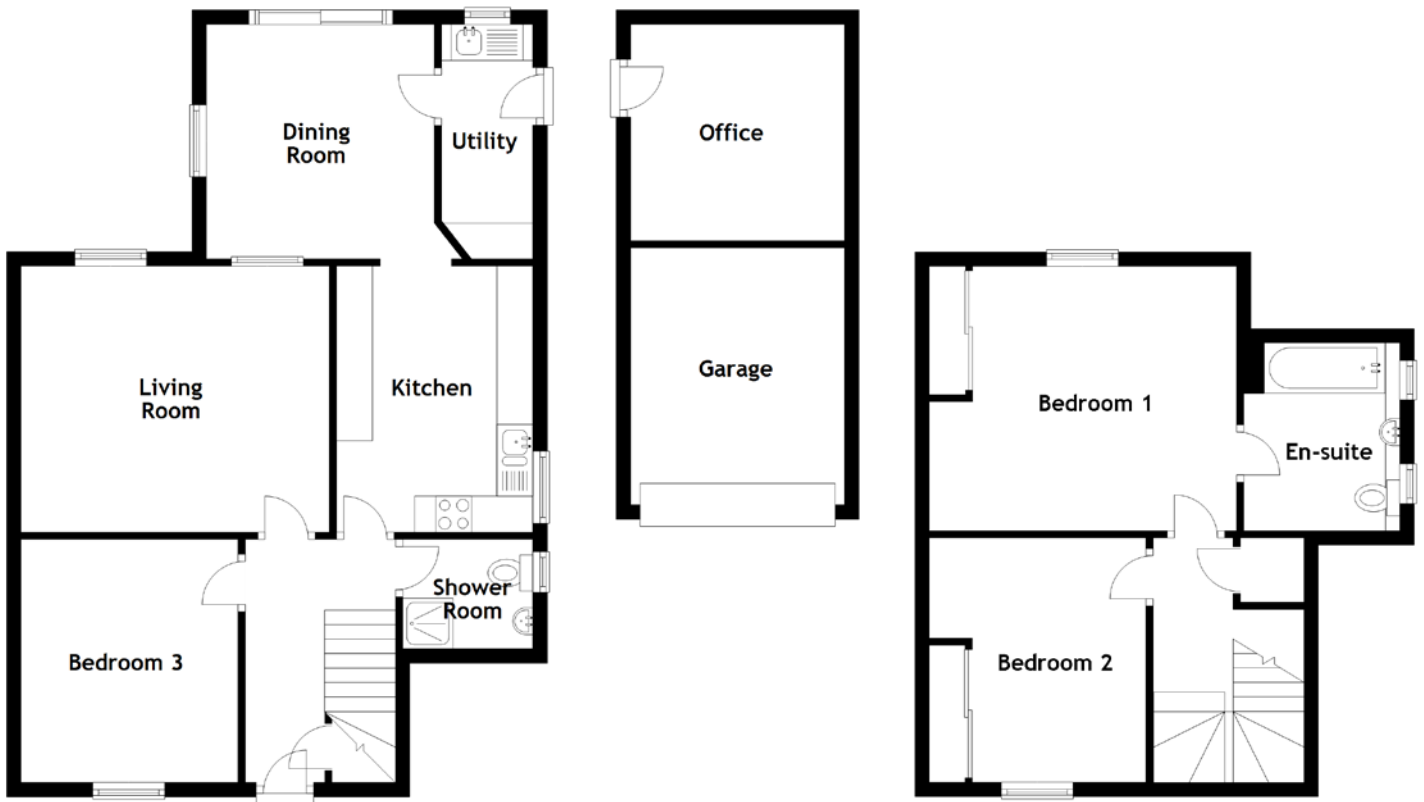


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

|             |                               |
|-------------|-------------------------------|
| Living Room | 4.29m (14'1") x 3.70m (12'2") |
| Kitchen     | 3.70m (12'2") x 2.73m (8'11") |
| Utility     | 3.26m (10'8") x 1.27m (4'2")  |
| Dining Room | 3.26m (10'8") x 3.17m (10'5") |
| Bedroom 3   | 3.38m (11'1") x 3.02m (9'11") |
| Shower Room | 1.81m (5'11") x 1.52m (5')    |

|           |                              |
|-----------|------------------------------|
| Bedroom 1 | 4.27m (14') x 3.71m (12'2")  |
| En-suite  | 2.62m (8'7") x 2.17m (7'1")  |
| Bedroom 2 | 3.40m (11'2") x 3.04m (10')  |
| Garage    | 3.57m (11'9") x 2.97m (9'9") |
| Office    | 3.01m (9'10") x 2.97m (9'9") |

Gross internal floor area (m<sup>2</sup>): 104m<sup>2</sup>  
EPC Rating: C

