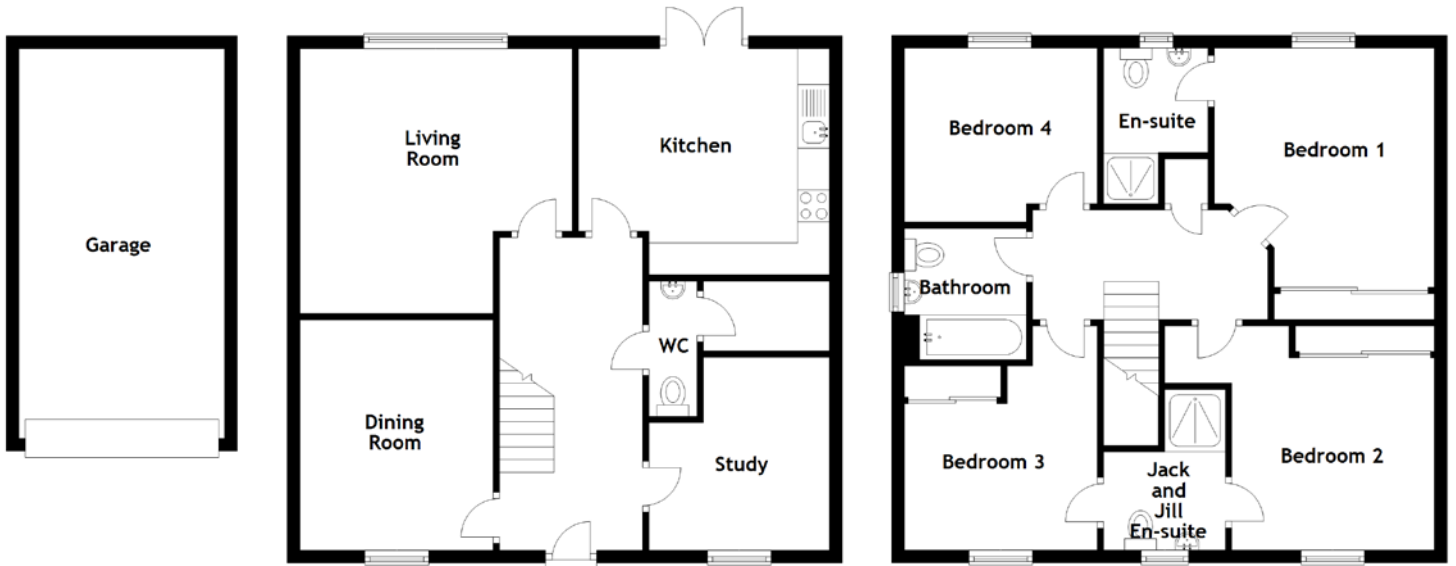


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Living Room 4.29m (14'1") x 4.17m (13'8")  
 Dining Room 3.63m (11'11") x 3.05m (10')  
 Kitchen 3.96m (13') x 3.56m (11'8")  
 Study 3.04m (10') x 2.85m (9'4")  
 WC 2.13m (7') x 0.86m (2'10")  
 Bedroom 1 3.76m (12'4") x 3.52m (11'7")  
 Bathroom 2.07m (6'9") x 1.92m (6'4")

En-suite 2.44m (8') x 1.65m (5'5")  
 Bedroom 2 4.07m (13'4") x 3.59m (11'9")  
 En-suite 2.53m (8'4") x 1.90m (6'3")  
 Bedroom 3 3.53m (11'7") x 3.09m (10'2")  
 Bedroom 4 3.04m (10') x 2.74m (9')  
 Garage 6.14m (20'2") x 3.25m (10'8")

Gross internal floor area (m<sup>2</sup>): 133m<sup>2</sup>  
 EPC Rating: B

