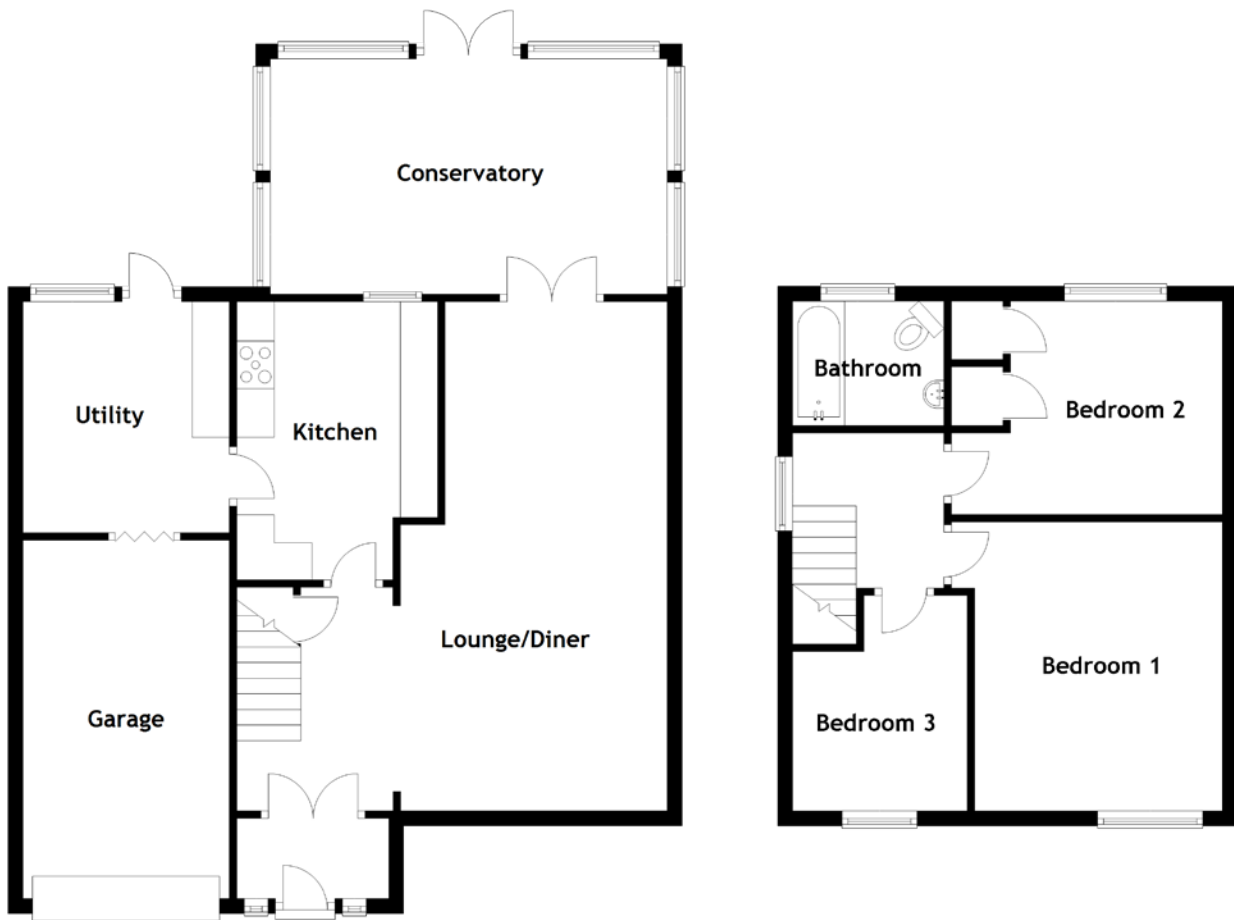


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.84m (22'5") x 5.78m (19')
Conservatory	5.33m (17'6") x 3.16m (10'4")
Kitchen	3.74m (12'3") x 2.70m (8'10")
Utility	3.11m (10'2") x 2.63m (8'8")
Bedroom 1	3.88m (12'9") x 3.68m (12'1")

Bedroom 2	3.68m (12'1") x 2.88m (9'5")
Bedroom 3	2.89m (9'6") x 2.35m (7'8")
Bathroom	2.16m (7'1") x 1.67m (5'6")
Garage	4.94m (16'2") x 2.78m (9'1")

Gross internal floor area (m<sup>2</sup>): 109m<sup>2</sup>  
EPC Rating: E

