



LOWER GROUND FLOOR

RECEPTION ROOM
15'3 x 13'0 (4.6m x 3.9m)

KITCHEN / DINING
13'5 x 9'2 (4.0m x 2.7m)

BEDROOM
16'4 x 10'6 (4.9m x 3.1m)

Approx. Gross Internal Area = 587 sq ft / 54.5 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
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