



FIRST FLOOR

RECEPTION / DINING ROOM

22'8 x 14'7 (6.9m x 4.4m)

KITCHEN

11'3 x 6'9 (3.4m x 2.0m)

BEDROOM 1

16'3 x 14'11 (4.9m x 4.5m)

BEDROOM 2

11'1 x 9'4 (3.4m x 2.8m)

Approx. Gross Internal Area = 987 sq ft / 91.7 sq m

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