



LOWER GROUND FLOOR

RECEPTION ROOM /
KITCHEN
30'10 x 24'8 (9.4m x 7'5m)

BEDROOM 1
18'11 x 13'5 (5.7m x 4.0m)

BEDROOM 2
13'7 x 11'1 (4.1m x 3.3m)

BEDROOM 3
13'6 x 7'8 (4.1m x 2.3m)

Approx. Gross Internal Area = 1618 sq ft / 150.3 sq m

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