



RECEPTION ROOM
22'2 x 13'3 (6.7m x 4.0m)

KITCHEN
22'8 x 8'10 (6.9m x 2.6m)

BEDROOM 1
14'3 x 13'6 (4.3m x 4.1m)

BEDROOM 2
16'5 x 9'4 (5.0m x 2.8m)

BEDROOM 3 / STUDY
17'1 x 9'7 (5.2m x 2.9m)

Approx. Gross Internal Area = 1199 sq ft / 111.4 sq m

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