



FIRST FLOOR

RECEPTION ROOM
19'4 x 14'2 (5.9m x 4.3m)

KITCHEN
14'6 x 14'0 (4.4m x 4.2m)

STUDY
9'0 x 7'11 (2.7m x 2.4m)

BEDROOM 1
17'1 x 14'2 (5.2m x 4.3m)

BEDROOM 2
11'7 x 10'8 (3.5m x 3.2m)

Approx. Gross Internal Area = 1,227 sq ft / 114.0 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.
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