



RECEPTION ROOM  
22'11 x 14'7 (6.9m x 4.4m)

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BEDROOM 1  
16'6 x 12'10 (4.1m x 3.9m)

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KITCHEN  
19'1 x 6'6 (5.8m x 1.9m)

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BEDROOM 2  
14'6 x 10'7 (4.4m x 3.2m)

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Approx. Gross Internal Area = 1271 sq ft / 118.1 sq m

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