



**FIRST FLOOR**

**RECEPTION**  
 19'6 x 10'3 (5.9m x 3.1m)

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**RECEPTION ROOM /  
 KITCHEN**  
 29'8 x 15'0 (9.0m x 4.5m)

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**BEDROOM 1**  
 13'8 x 13'5 (4.1m x 4.0m)

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**BEDROOM 2**  
 13'0 x 10'4 (3.9m x 3.1m)

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Approx. Gross Internal Area = 1,281 sq ft / 119.0 sq m

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