



**SECOND FLOOR**

LIVING/RECEPTION ROOM 22'1 x 18'11 (6.7m x 5.8m)	BEDROOM 1 20'8 x 12' (6.3m x 3.6m)	BEDROOM 3 11'0 x 7'0 (3.3m x 2.1m)
KITCHEN 13'2 x 8'10 (4.0m x 2.7m)	BEDROOM 2 13'0 x 7'9 (3.9m x 2.3m)	BEDROOM 4 11'0 x 7'0 (3.3m x 2.1m)

Approx. Gross Internal Area = 1,422 sq ft / 132 sq m

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