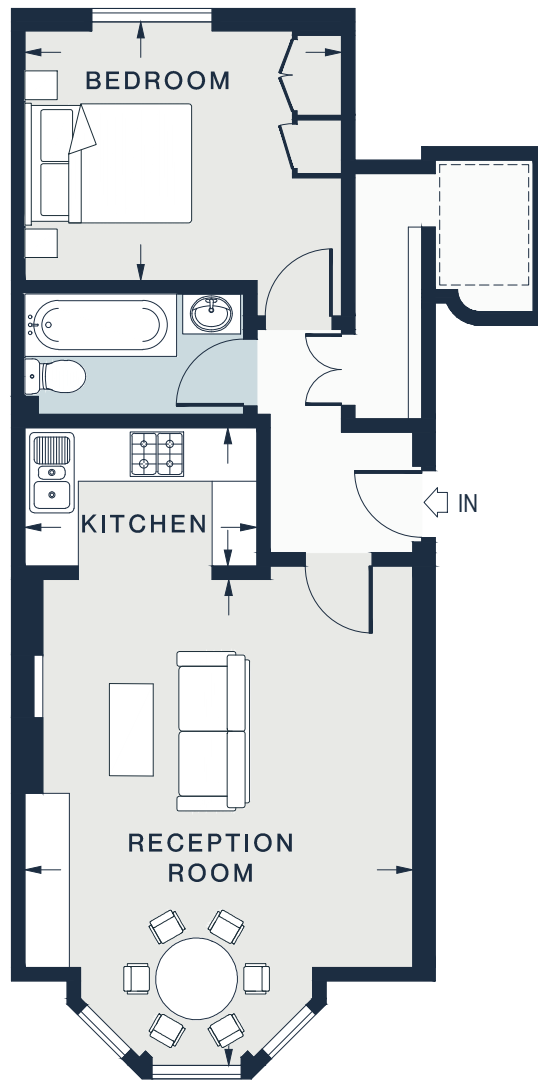


 = REDUCED HEAD HEIGHT BELOW 1.5m



**RAISED GROUND FLOOR**

RECEPTION ROOM  
17'10 x 14'4 (5.4m x 4.3m)

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KITCHEN  
8'6 x 5'1 (2.6m x 1.5m)

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BEDROOM  
11'8 x 9'6 (3.5m x 2.9m)

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Approx. Gross Internal Area = 543 sq ft / 50.5 sq m

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