



LOWER GROUND FLOOR

RECEPTION ROOM

18'2 x 13'9 (5.5m x 4.2m)

BEDROOM 1

16'11 x 13'7 (5.1m x 4.1m)

KITCHEN

20'4 x 6'11 (6.2m x 2.1m)

BEDROOM 2

18'1 x 9'11 (5.5m x 3.0m)

Approx. Gross Internal Area = 1,016 sq ft / 94.1 sq m