



RECEPTION ROOM
20'5 x 16'6 (6.2m x 5.0m)

KITCHEN
20'4 x 9'2 (6.2m x 2.7m)

BEDROOM 2
14'7 x 10'10 (4.4m x 3.3m)

BEDROOM 1
15'11 x 10'10 (4.8m x 3.3m)

Lower Ground Floor = 239 sq ft / 22.2 sq m
Ground Floor = 999 sq ft / 92.8 sq m
Approx. Gross Internal Area = 1238 sq ft / 115 sq m

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