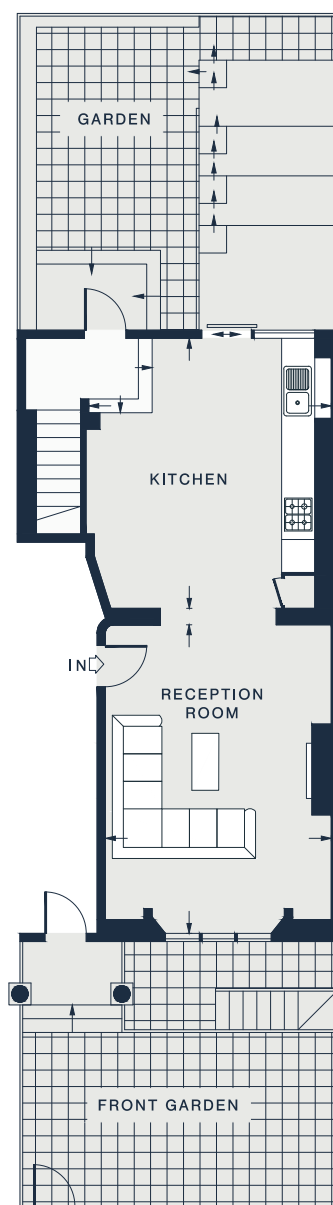


LOWER GROUND FLOOR



GROUND FLOOR

RECEPTION ROOM
18'5 x 13'5 (5.6m x 4.1m)

KITCHEN
16'0 x 14'6 (4.9m x 4.4m)

BEDROOM
16'0 x 13'6 (4.9m x 4.1m)

BEDROOM
13'5 x 10'11 (4.1m x 3.3m)

Lower Ground Floor = 710 sq ft / 65.9 sq m

Ground Floor = 527 sq ft / 49.1 sq m

Approx. Gross Internal Area = 1,237 sq ft / 115.0 sq m

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