



FIRST FLOOR

RECEPTION ROOM
39'1 x 17'0 (11.9m x 5.1m)

BEDROOM 1
18'4 x 13'5 (5.6m x 4.0m)

KITCHEN
11'11 x 5'10 (3.6m x 1.7m)

BEDROOM 2
12'0 x 8'7 (3.6m x 2.6m)

Approx. Gross Internal Area = 1272 sq ft / 118.17 sq m

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