



FIRST FLOOR

RECEPTION ROOM / KITCHEN

17'11 x 14'11 (5.4m x 4.5m)

BEDROOM

11'6 x 10'8 (3.5m x 3.2m)

Approx. Gross Internal Area = 418 sq ft / 38.8 sq m

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