



RECEPTION ROOM / KITCHEN

27'10 x 16'11 (8.4m x 5.1m)

EAVES STORAGE

11'3 x 10'5 (3.4m x 3.1m)

BEDROOM 1

16'9 x 9'8 (5.1m x 2.9m)

BEDROOM 2

11'5 x 11'4 (3.4m x 3.4m)

BEDROOM 3 /STUDY

16'10 x 6'8 (5.1m x 2.0m)

Approx. Gross Internal Area = 1,165 sq ft / 108.2 sq m

Eaves Storage = 109 sq ft / 10.1 sq m

Total = 1,274 sq ft / 118.3 sq m

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