



**SECOND FLOOR**

KITCHEN /  
RECEPTION ROOM  
20'5 x 13'3 (6.2m x 4.0m)

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BEDROOM 1  
12'11 x 12'6 (3.9m x 3.8m)

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BEDROOM 2  
14'10 x 6'10 (4.5m x 2.0m)

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Approx. Gross Internal Area = 630 sq ft / 58.5 sq m

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