



**GROUND FLOOR**

RECEPTION ROOM  
34'8 x 11'4 (10.5m x 3.4m)

BEDROOM 1  
12'8 x 12'2 (3.8m x 3.7m)

KITCHEN  
13'1 x 8'1 (4.0m x 2.4m)

BEDROOM 2  
7'9 x 6'9 (2.3m x 2.0m)

Approx. Gross Internal Area = 747.4 sq ft / 69.4 sq m

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