



**KITCHEN / DINING**  
21'1 x 16'8 (6.4m x 5.0m)

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**RECEPTION**  
16'9 x 14'1 (5.1m x 4.3m)

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**BEDROOM**  
14'0 x 13'10 (4.2m x 4.2m)

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Approx. Gross Internal Area = 1,066 sq ft / 99.0 sq m

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