



**KITCHEN / RECEPTION/DINING ROOM**

29'4 x 10'7 (8.9m x 3.2m)

**BEDROOM 2**

15'0 x 6'10 (4.5m x 2.1m)

**CONSERVATORY**

18'1 x 9'0 (5.5m x 2.7m)

**BEDROOM 1**

14'6 x 14'4 (4.4m x 4.3m)

**BEDROOM 3**

16'5 x 6'3 (5.0m x 1.9m)

Approx. Gross Internal Area = 1211 sq ft / 112.5 sq m

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