



FIRST FLOOR

KITCHEN / RECEPTION /
DINING ROOM
39'10 x 25'3 (12.1m x 7.6m)

BEDROOM 1
15'5 x 14'4 (4.7m x 4.2m)

BEDROOM 2
12'11 x 11'7 (3.9m x 3.5m)

Approx. Gross Internal Area = 1,582 sq ft / 147.0 sq m

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