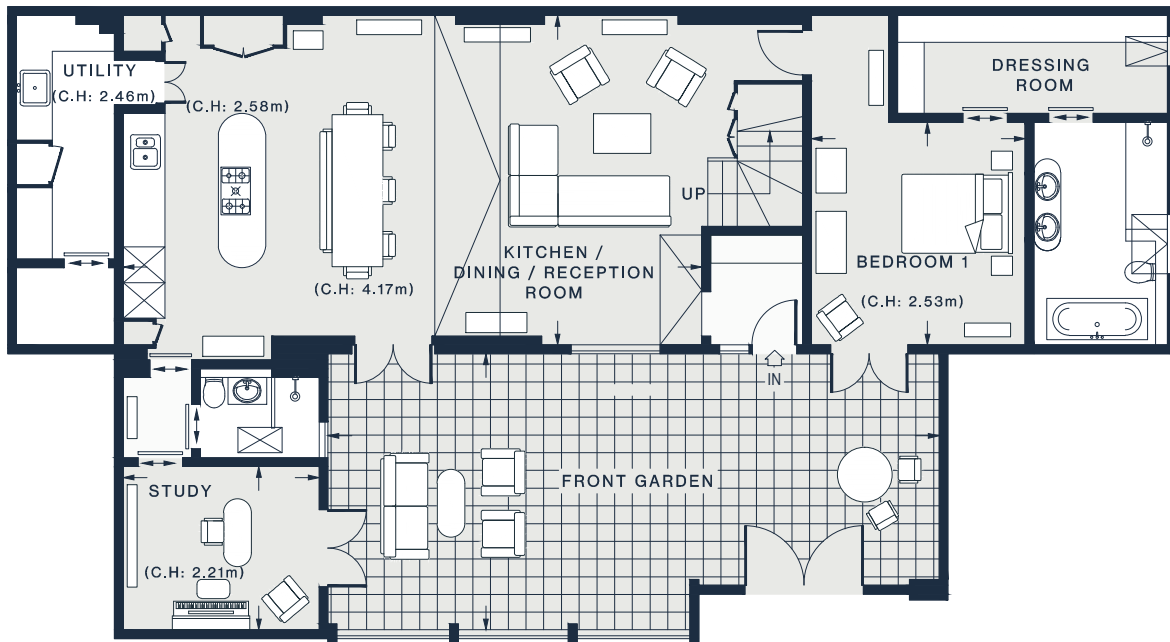


FIRST FLOOR



GROUND FLOOR

STUDY  
10'10 x 9'1 (3.3m x 2.7m)

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BEDROOM 1  
12'3 x 11'9 (3.7m x 3.5m)

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KITCHEN / DINING  
31'11 x 18'11 (9.7m x 5.7m)

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BEDROOM 2  
18'4 x 15'8 (5.5m x 4.7m)

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Ground Floor = 1,323 sq ft / 122.9 sq m  
 First Floor = 286 sq ft / 26.6 sq m  
 Approx. Gross Internal Area = 1,609 sq ft / 149.5 sq m

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