



FIRST FLOOR

RECEPTION / DINING ROOM /
KITCHEN
30'4 x 16'11 (9.2m x 5.1m)

BEDROOM 1
16'5 x 10'6 (5.0m x 3.2m)

BEDROOM 2
13'6 x 8'3 (4.1m x 2.5m)

BEDROOM 3
13'3 x 8'6 (4.0m x 2.5m)

Approx. Gross Internal Area = 1,062 sq ft / 98.6 sq m

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