



RECEPTION ROOM  
30'10 x 12'2 (9.3m x 3.7m)

KITCHEN / DINING  
28'5 x 17'9 (8.6m x 5.4m)

BEDROOM 1  
28'5 x 10'6 (8.6m x 3.2m)

BEDROOM 2  
16'2 x 10'6 (4.9m x 3.2m)

BEDROOM 3  
14'1 x 10'4 (4.3m x 3.1m)

Ground Floor = 780 sq ft / 72.5 sq m  
First Floor = 789 sq ft / 73.3 sq m  
Approx. Gross Internal Area = 1569 sq ft / 145.8 sq m

Floor plans are for illustrative purposes only and not to scale. Compliant with RICS code of measuring practice.  
Furniture layouts are indicative only. This property may be furnished, part-furnished or unfurnished. Please refer to your agent for details.  
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