



LOWER
GROUND FLOOR

RECEPTION ROOM
17'10 x 14'3 (5.4m x 4.3m)

KITCHEN /
DINING AREA
17'1 x 8'11 (5.2m x 2.7m)

BEDROOM
13'11 x 11'7 (4.2m x 3.5m)

GARDEN
19'11 x 18'3 (6.0m x 5.5m)
(APPROX)

Approx. Gross Internal Area = 767 sq ft / 71.3 sq m

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