



FIRST FLOOR

RECEPTION ROOM
15'7 x 14'9 (4.7m x 4.5m)

BEDROOM 1
15'5x 14'8 (4.7m x 4.4m)

KITCHEN
9'5 x 8'4 (2.8m x 2.5m)

BEDROOM 2
11'8 x 8'9 (3.5m x 2.6m)

Approx. Gross Internal Area = 781 sq ft / 72.6 sq m

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