

FIRST FLOOR

RECEPTION ROOM	BEDROOM 1
13'11 x 13'1 (4.2m x 3.9m)	17'0 x 13'11 (5.1m x 4.2m)
KITCHEN / DINING	BEDROOM 2
15'1 x 9'0 (4.5m x 2.7m)	13'11 x 9'4 (4.2m x 2.8m)

Approx. Gross Internal Area = 894 sq ft / 83.1 sq m