



FIRST FLOOR

RECEPTION ROOM
25'3 x 23'3 (7.6m x 7.0m)

KITCHEN
13'5 x 13'0 (4.0m x 3.9m)

BEDROOM 1
18'8 x 11'5 (5.6m x 3.4m)

BEDROOM 2
12'2 x 9'6 (3.7m x 2.9m)

BEDROOM 3
14'10 x 7'10 (4.5m x 2.4m)

Approx. Gross Internal Area = 1,521 sq ft / 141.3 sq m

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