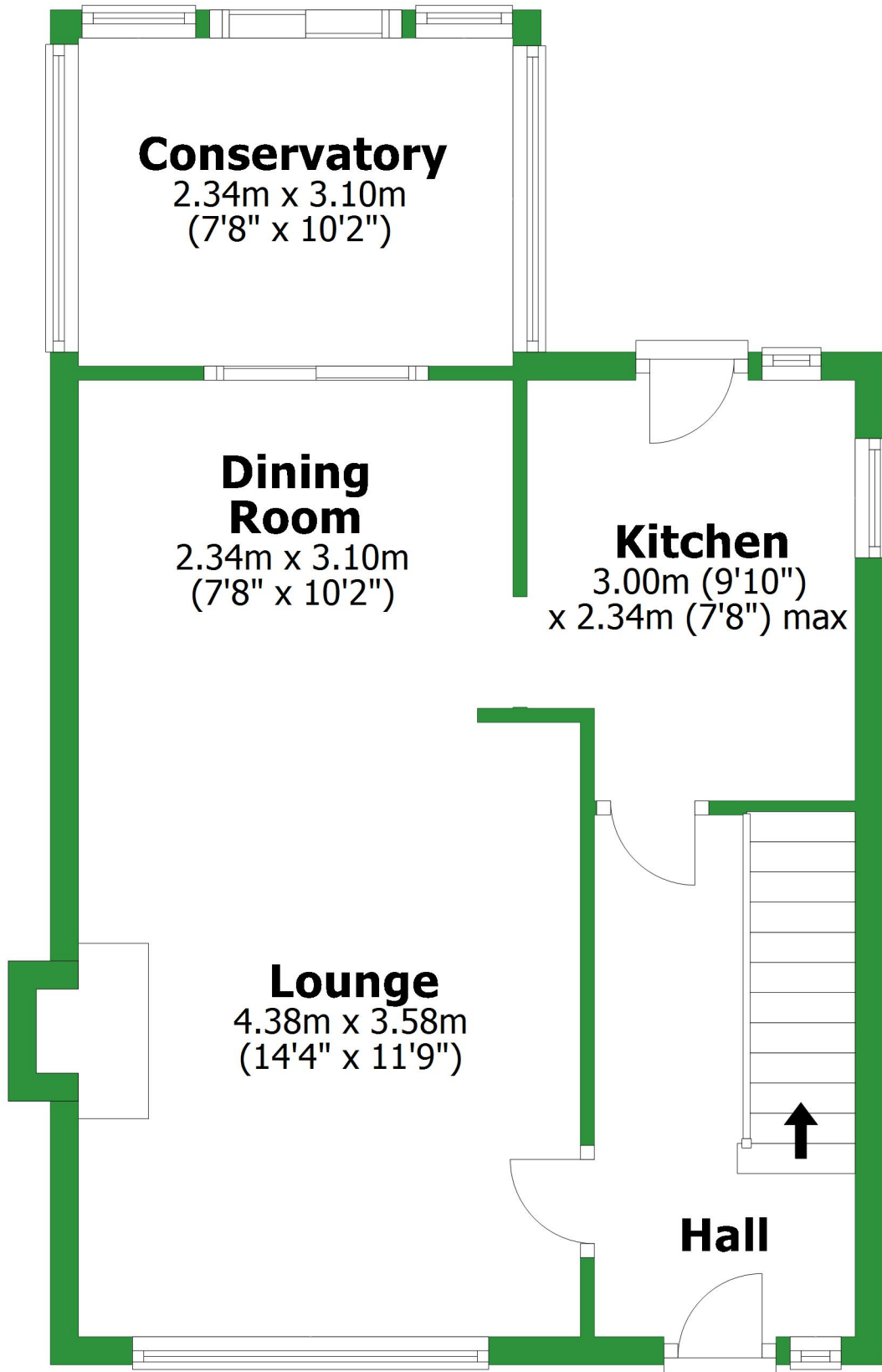


# Ground Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



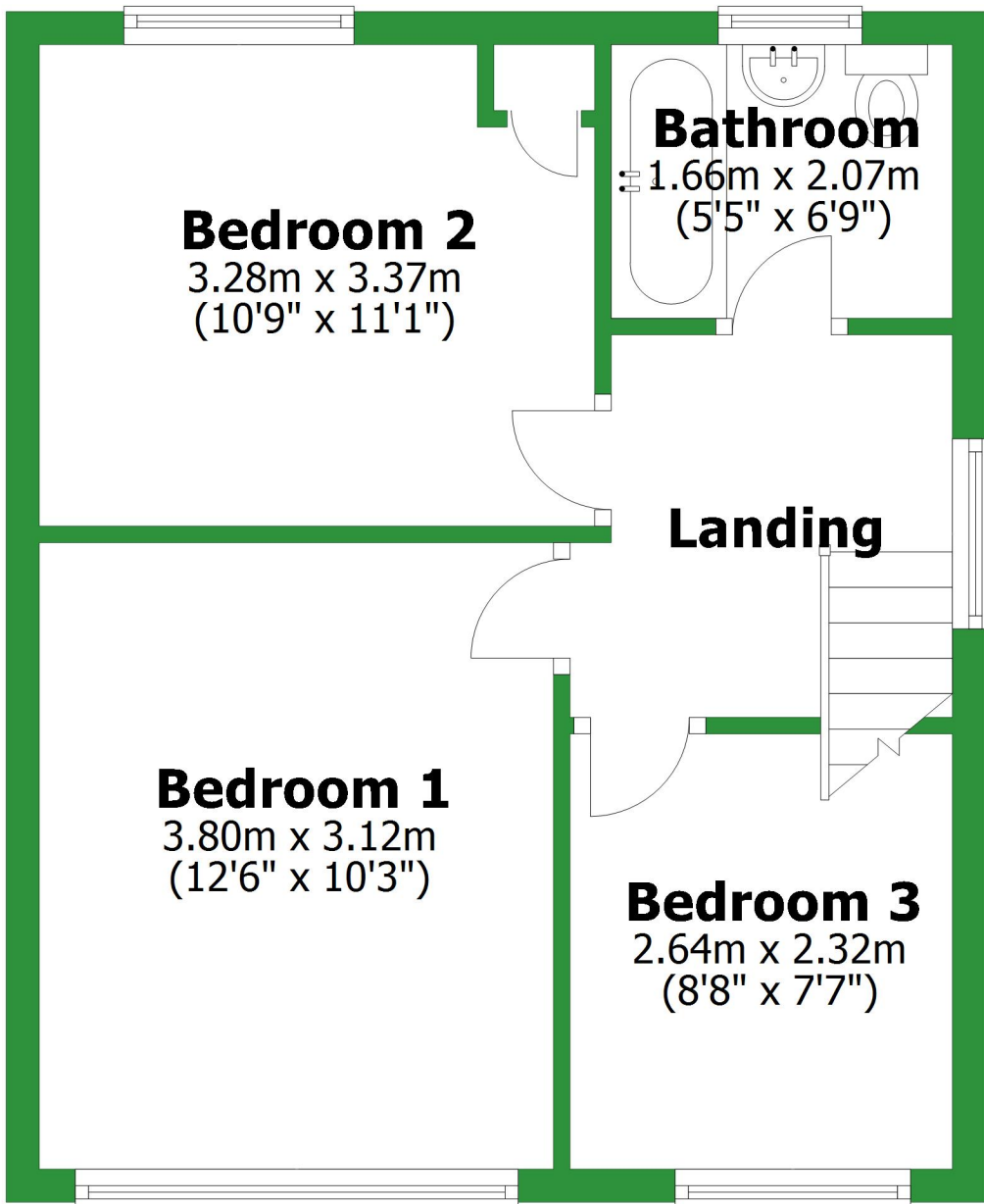
Total area: approx. 83.1 sq. metres (894.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

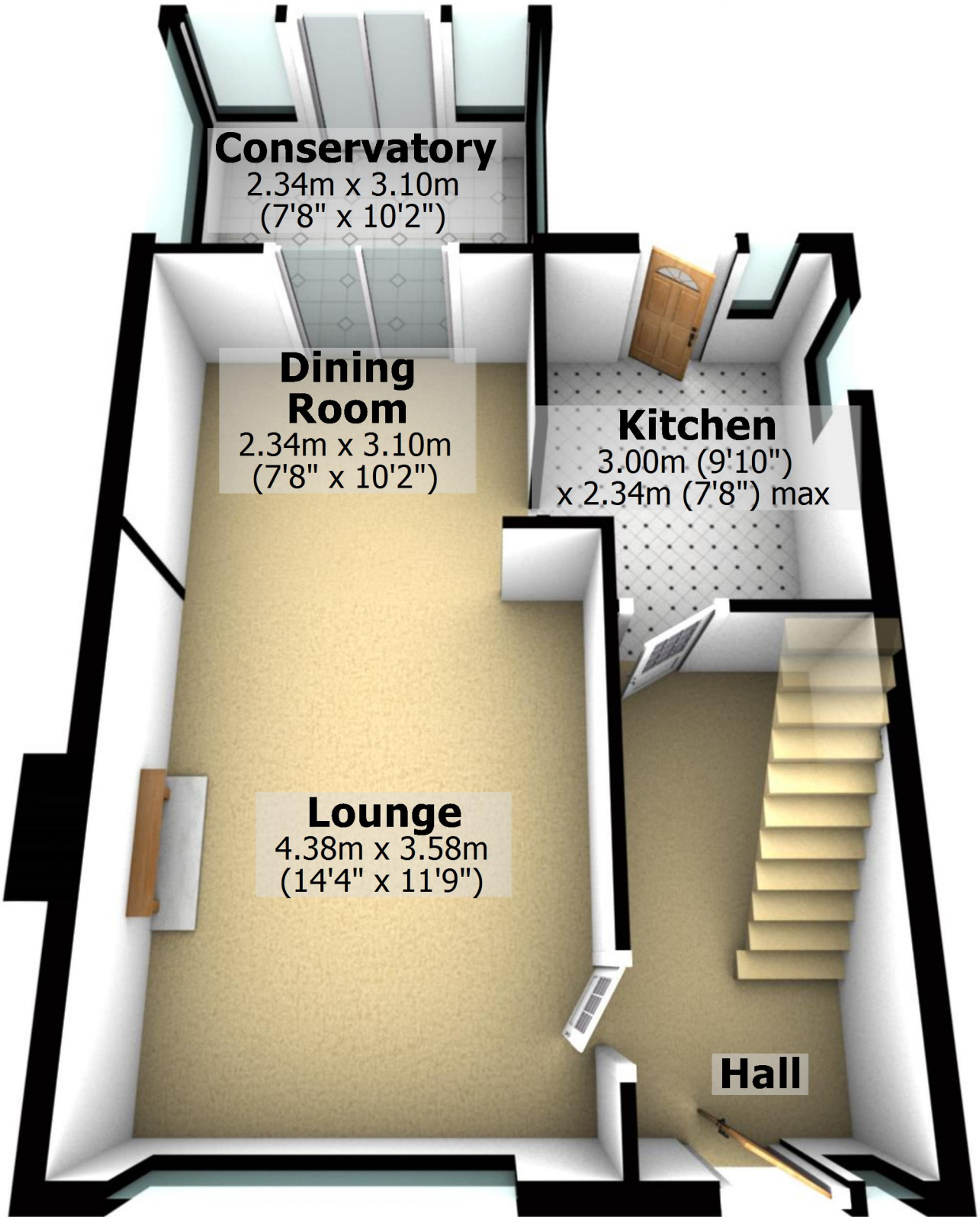
# First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



# Ground Floor

Approx. 45.3 sq. metres (488.1 sq. feet)



## Conservatory

2.34m x 3.10m  
(7'8" x 10'2")

## Dining Room

2.34m x 3.10m  
(7'8" x 10'2")

## Kitchen

3.00m (9'10")  
x 2.34m (7'8") max

## Lounge

4.38m x 3.58m  
(14'4" x 11'9")

## Hall

Total area: approx. 83.1 sq. metres (894.8 sq. feet)

For illustrative purposes only. Not to scale. All sizes are approximate.

Plan produced using PlanUp.

# First Floor

Approx. 37.8 sq. metres (406.7 sq. feet)



**Bedroom 2**  
3.28m x 3.37m  
(10'9" x 11'1")

**Bathroom**  
1.66m x 2.07m  
(5'5" x 6'9")

**Landing**

**Bedroom 1**  
3.80m x 3.12m  
(12'6" x 10'3")

**Bedroom 3**  
2.64m x 2.32m  
(8'8" x 7'7")