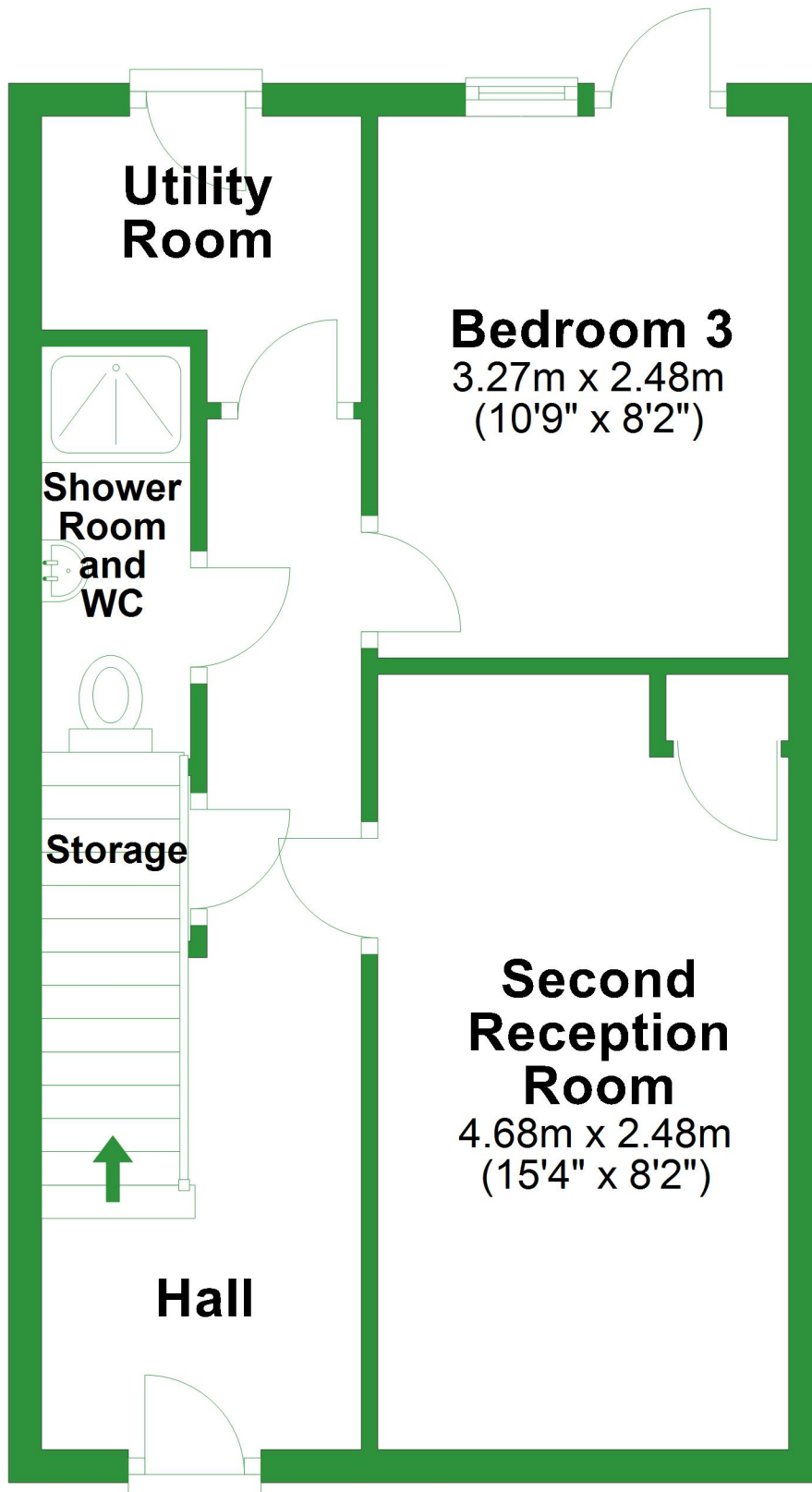


# Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



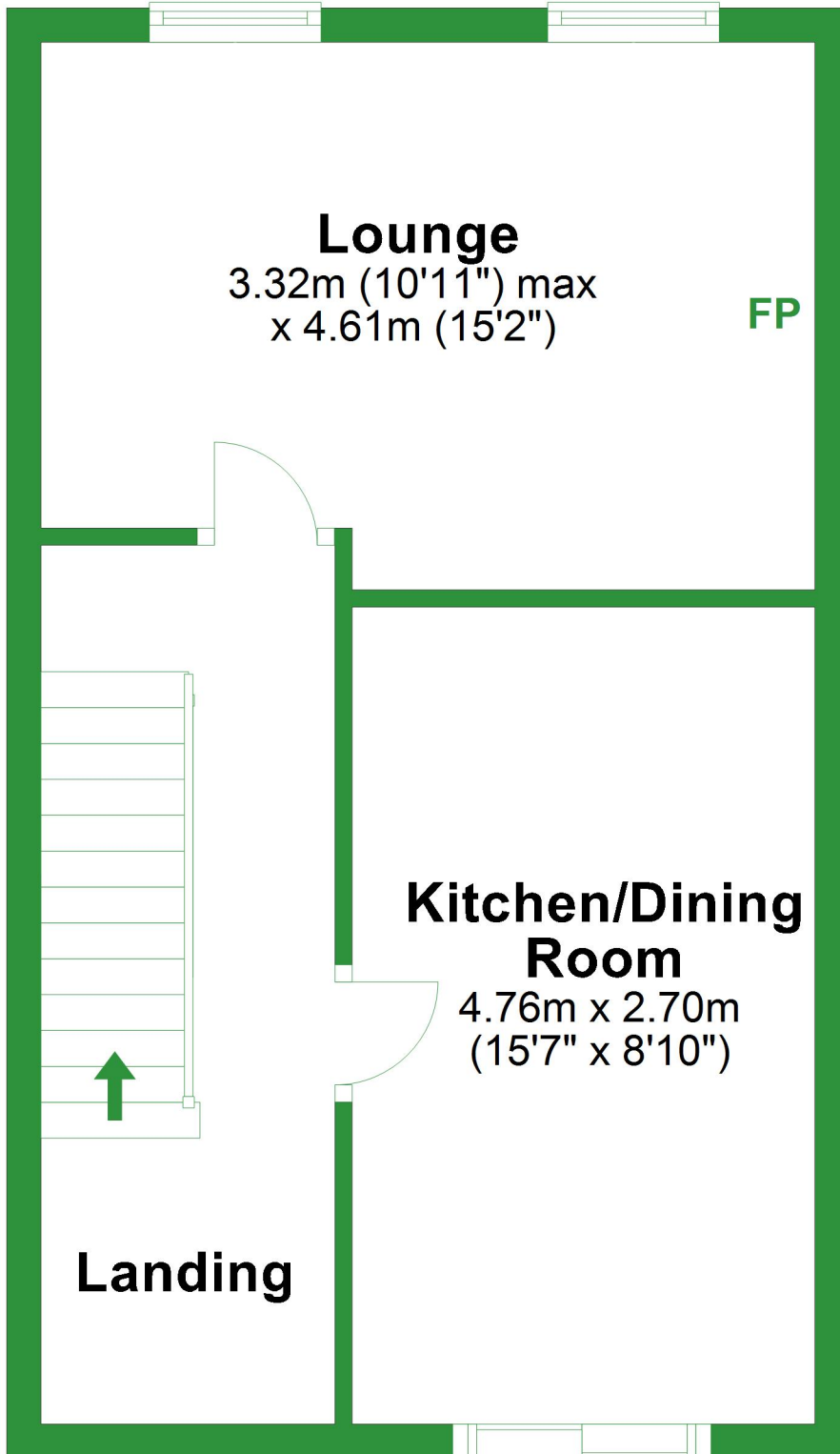
Total area: approx. 108.9 sq. metres (1172.4 sq. feet)

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

Plan produced using PlanUp.

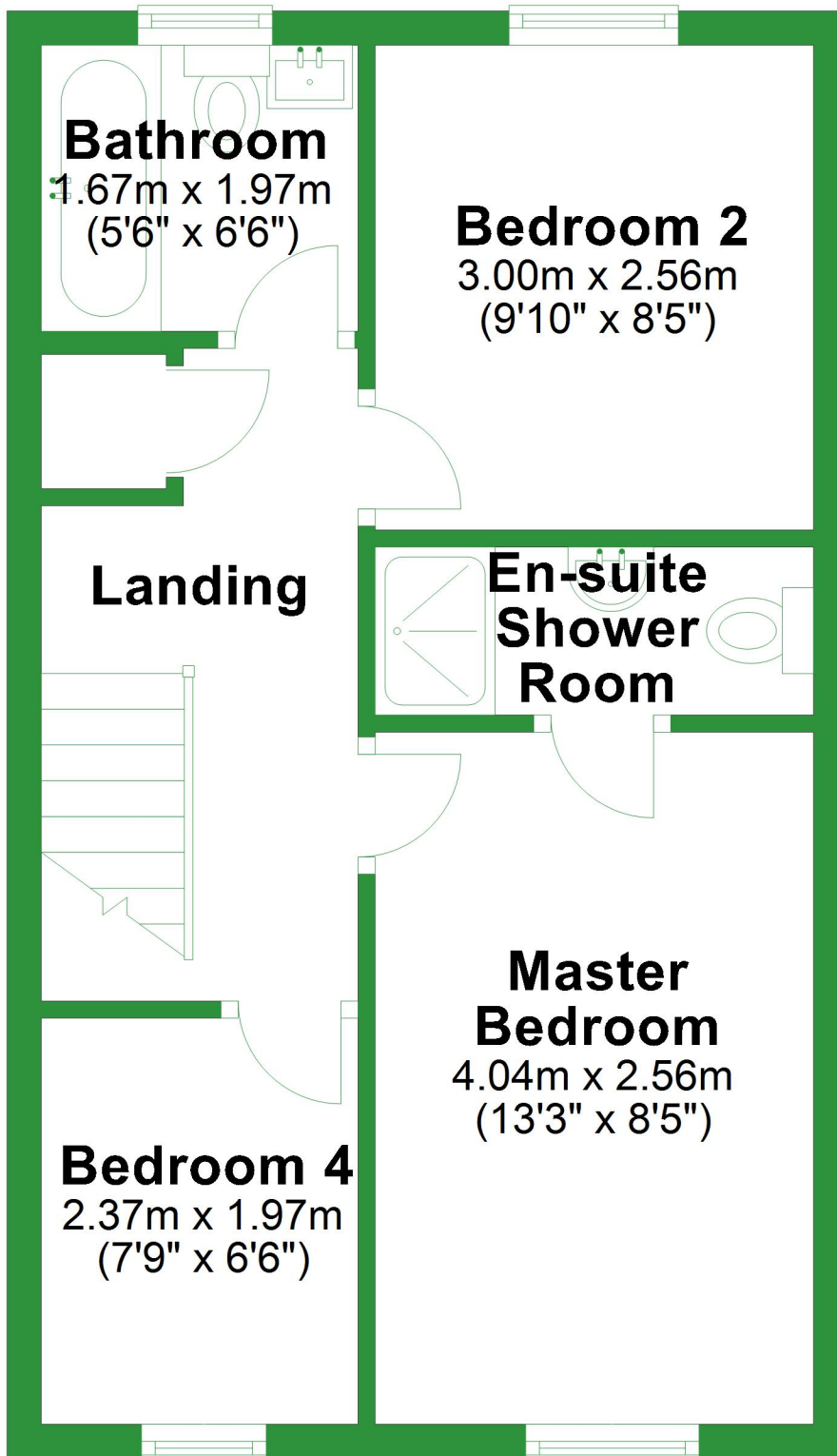
# First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



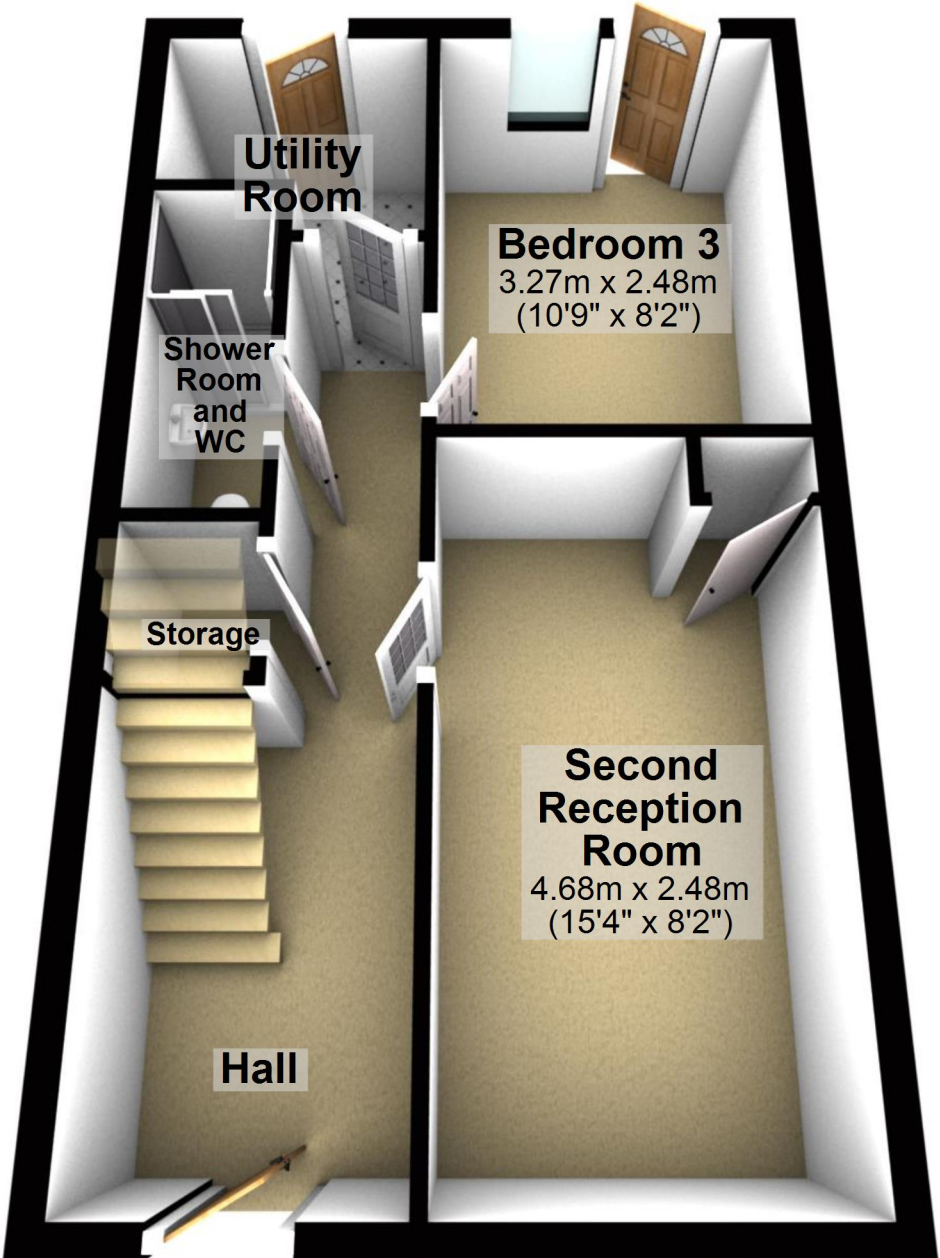
# Second Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



# Ground Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



**Utility  
Room**

**Bedroom 3**  
3.27m x 2.48m  
(10'9" x 8'2")

**Shower  
Room  
and  
WC**

**Storage**

**Second  
Reception  
Room**  
4.68m x 2.48m  
(15'4" x 8'2")

**Hall**

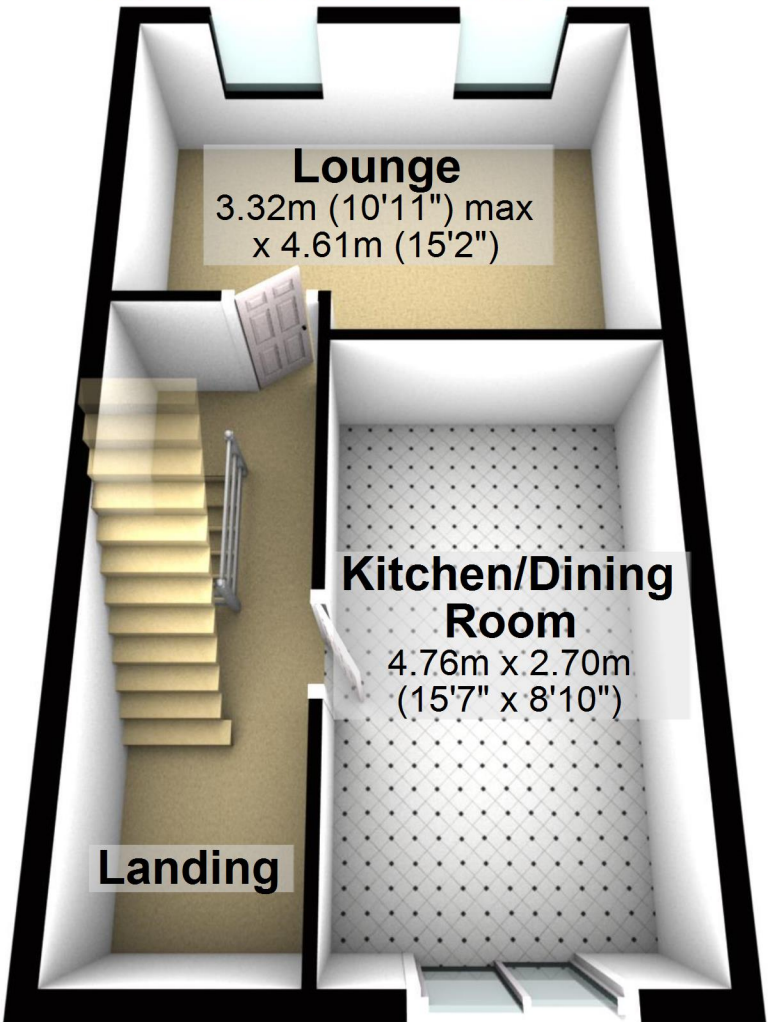
Total area: approx. 108.9 sq. metres (1172.4 sq. feet)

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

Plan produced using PlanUp.

# First Floor

Approx. 36.3 sq. metres (390.8 sq. feet)



## Lounge

3.32m (10'11") max  
x 4.61m (15'2")

## Kitchen/Dining Room

4.76m x 2.70m  
(15'7" x 8'10")

## Landing

## Second Floor

Approx. 36.3 sq. metres (390.8 sq. feet)

### Bathroom

1.67m x 1.97m  
(5'6" x 6'6")

### Bedroom 2

3.00m x 2.56m  
(9'10" x 8'5")

### Landing

### En-suite Shower Room

### Master Bedroom

4.04m x 2.56m  
(13'3" x 8'5")

### Bedroom 4

2.37m x 1.97m  
(7'9" x 6'6")

