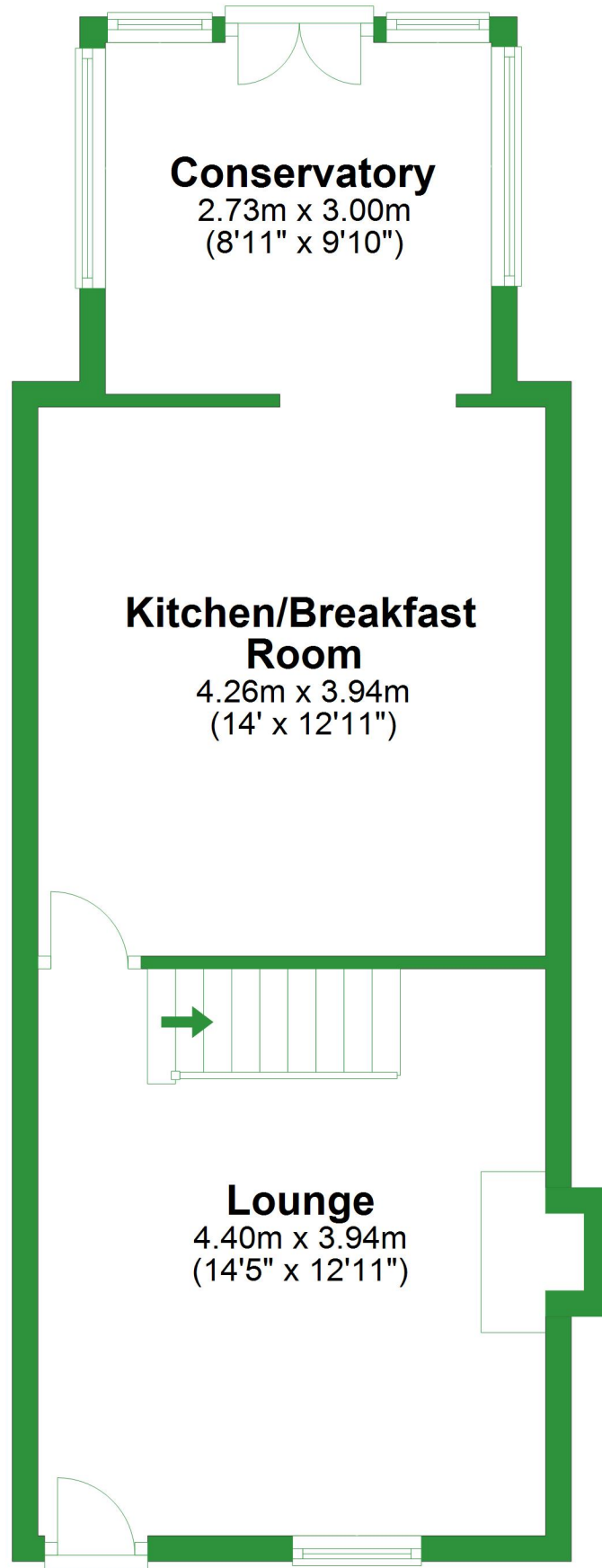


# Ground Floor

Approx. 43.0 sq. metres (462.9 sq. feet)

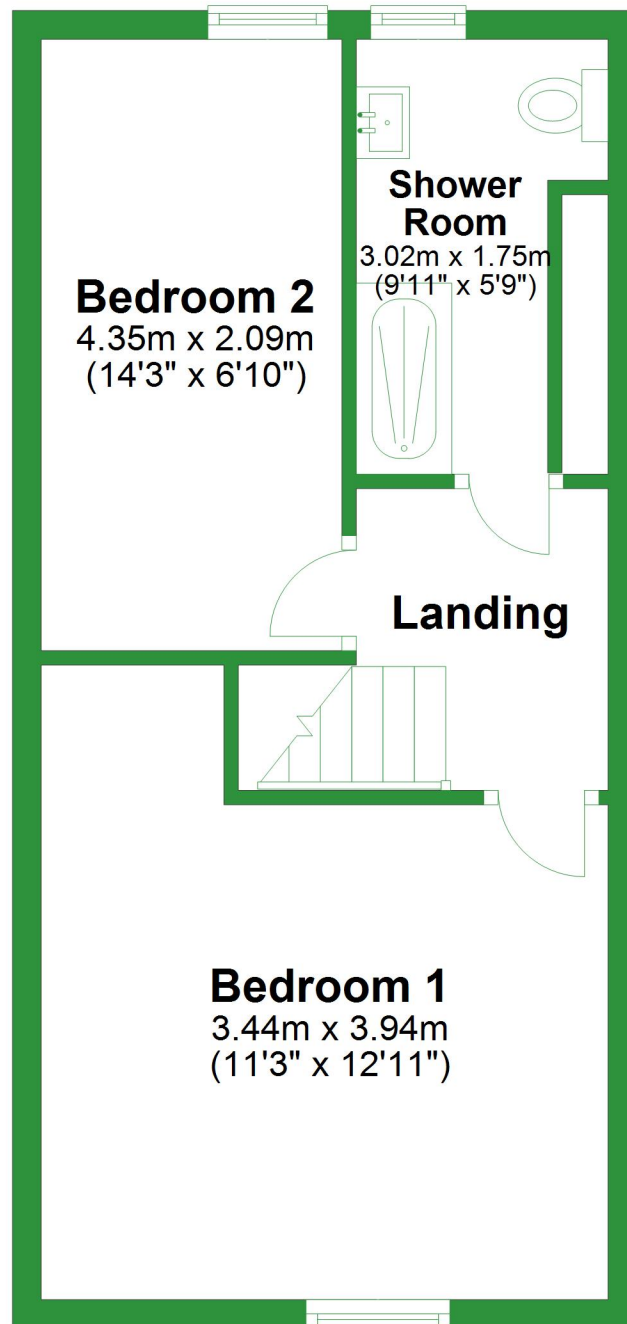


**Total area: approx. 77.5 sq. metres (834.4 sq. feet)**

For illustrative purposes only. Not to scale. All sizes are approximate.  
Plan produced using PlanUp.

## First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)



# Ground Floor

Approx. 43.0 sq. metres (462.9 sq. feet)

## Conservatory

2.73m x 3.00m  
(8'11" x 9'10")

## Kitchen/Breakfast Room

4.26m x 3.94m  
(14' x 12'11")

## Lounge

4.40m x 3.94m  
(14'5" x 12'11")

Total area: approx. 77.5 sq. metres (834.4 sq. feet)

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

Plan produced using PlanUp.

## First Floor

Approx. 34.5 sq. metres (371.5 sq. feet)

