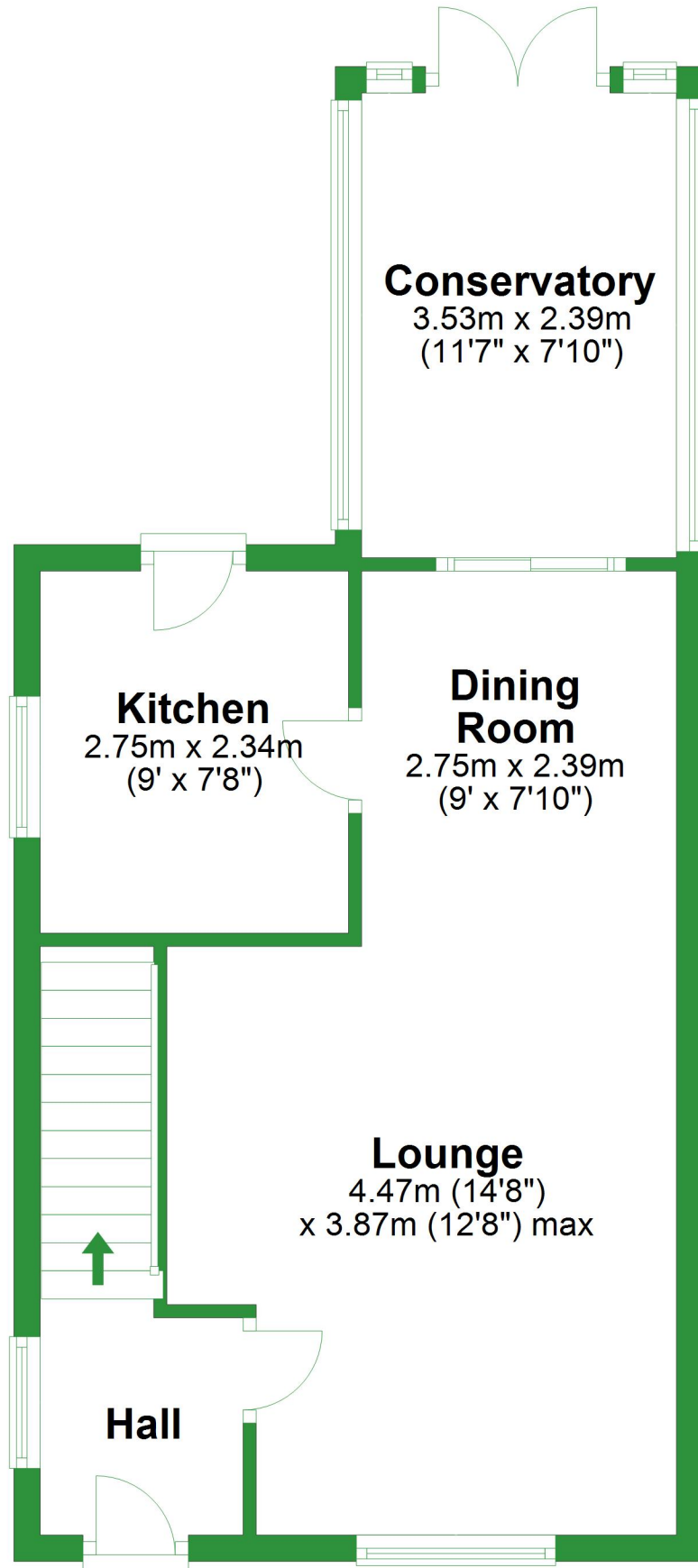


# Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)

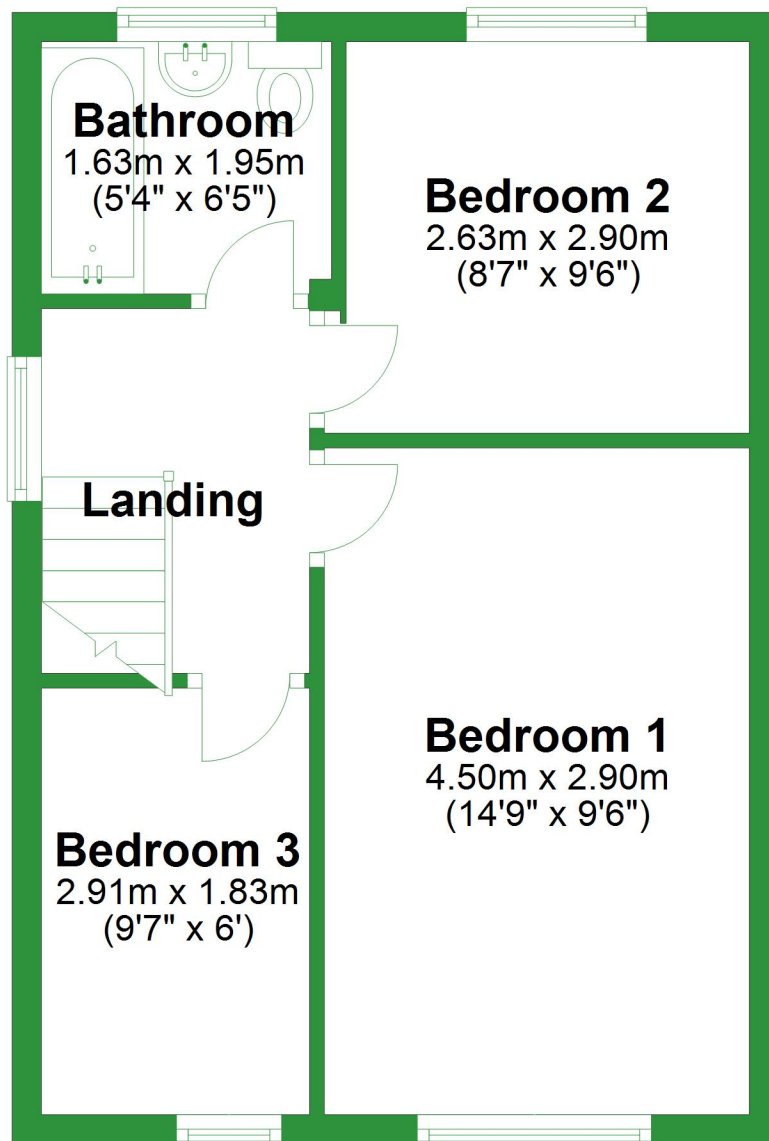


Total area: approx. 79.2 sq. metres (853.0 sq. feet)

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

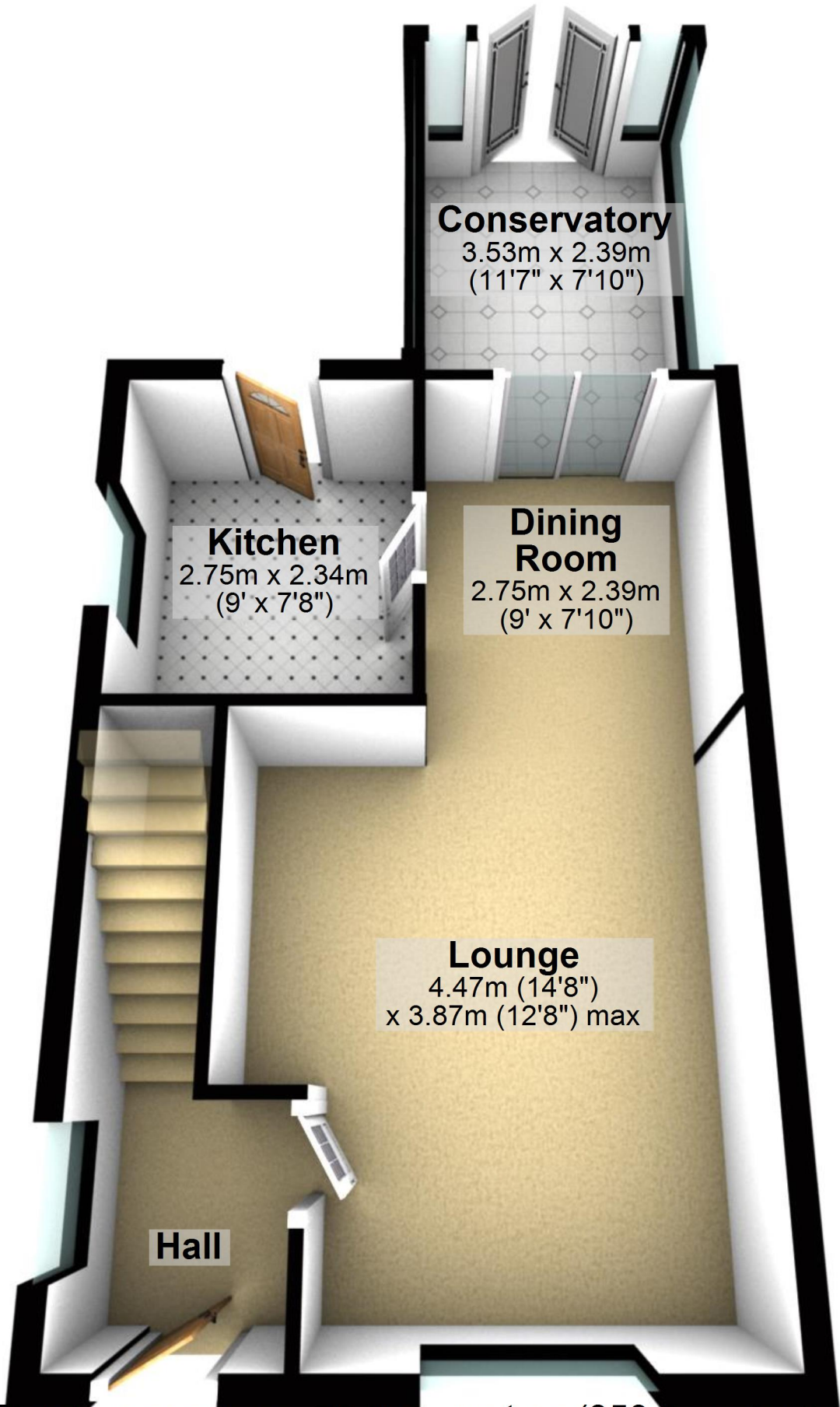
# First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



# Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



**Conservatory**  
3.53m x 2.39m  
(11'7" x 7'10")

**Kitchen**  
2.75m x 2.34m  
(9' x 7'8")

**Dining Room**  
2.75m x 2.39m  
(9' x 7'10")

**Lounge**  
4.47m (14'8")  
x 3.87m (12'8") max

**Hall**

Total area: approx. 79.2 sq. metres (853.0 sq. feet)

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

Plan produced using PlanUp.

## First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)

