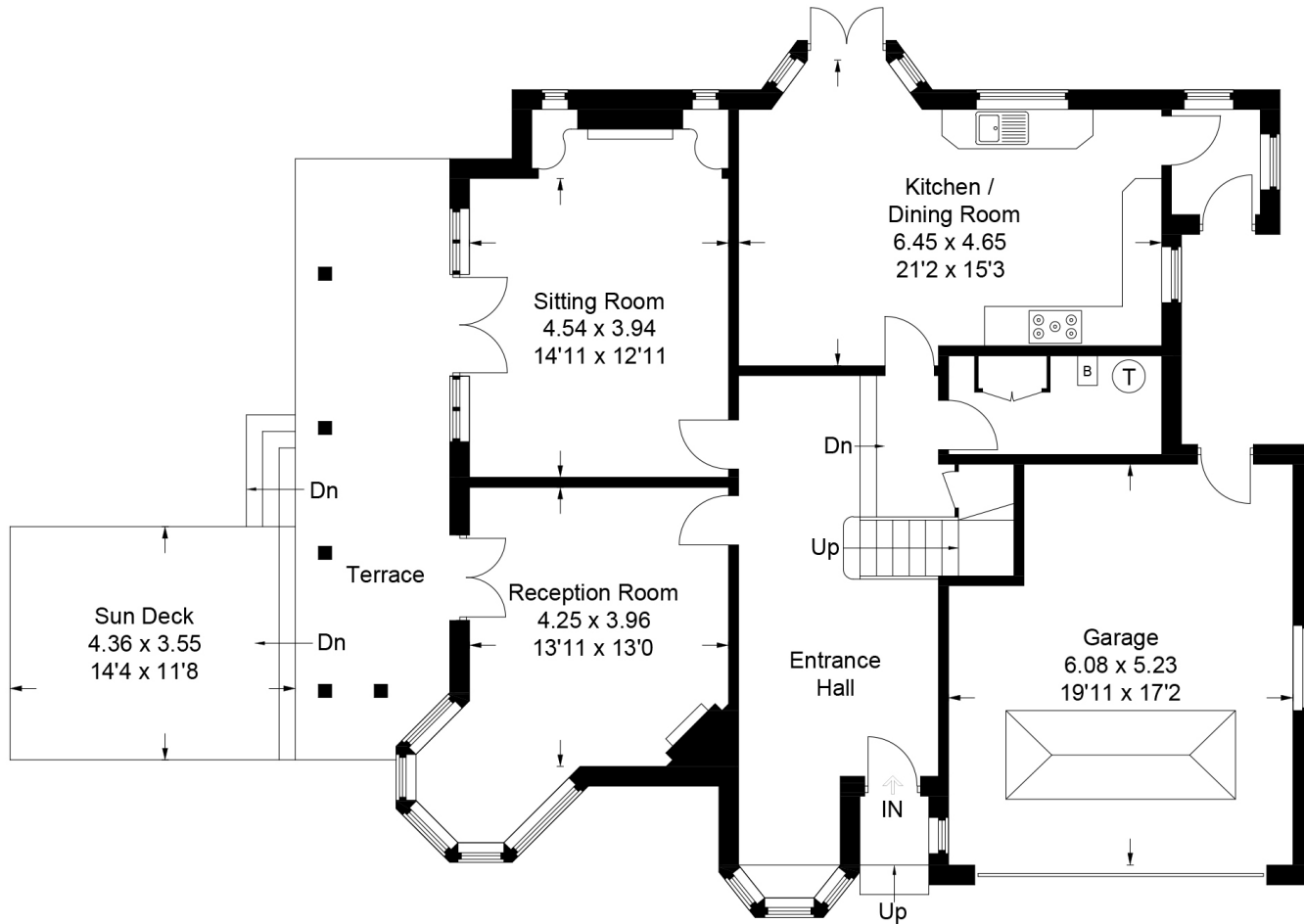

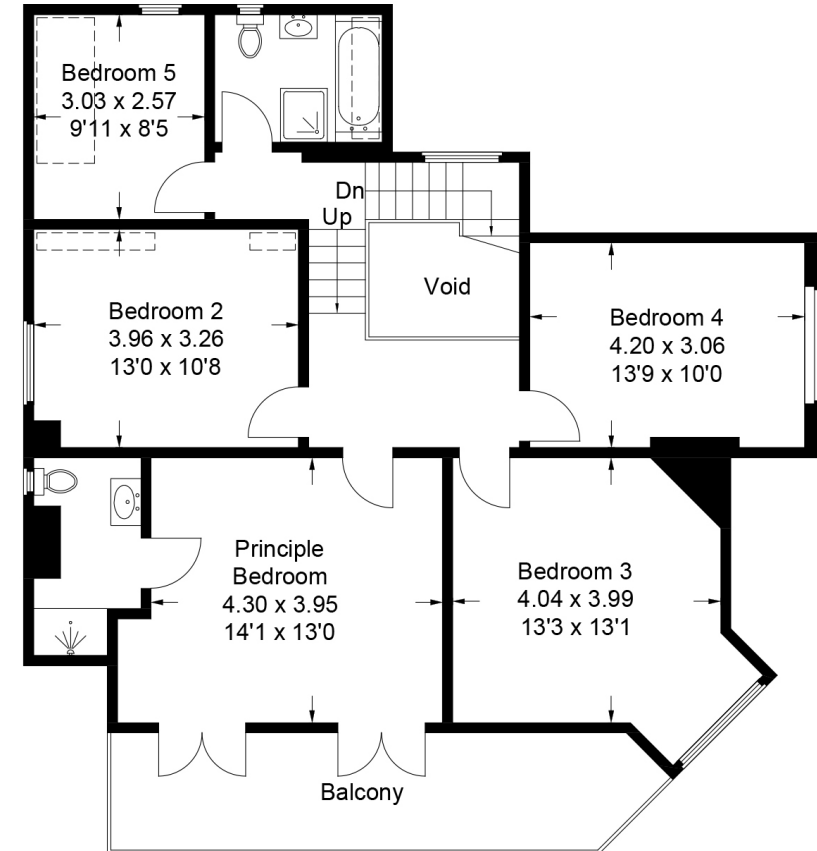


Approximate Gross Internal Area
 Ground Floor = 100.0 sq m / 1,076 sq ft
 First Floor = 92.7 sq m / 998 sq ft
 (Excluding Void)
 Garage = 30.0 sq m / 323 sq ft
 Total = 222.7 sq m / 2,397 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.