Approximate Area = 1783 sq ft / 165.6 sq m Garage = 186 sq ft / 17.2 sq m Total = 1969 sq ft / 182.8 sq m

For identification only - Not to scale

Kitchen / Bedroom 1 **Dining Room** 19'7 (5.97) 19'6 (5.94) max x 12'9 (3.88) x 12'9 (3.89) Utility 7'3 (2.22) x 6'6 (1.97) Bedroom 2 12'11 (3.93) max x 11'2 (3.41) **Reception Room** Down **Garage** 19'6 (5.95) x 9'6 (2.90) 24'4 (7.41) into bay x 11'9 (3.58) Bedroom 3 **Dining Room** 11'8 (3.55) max x 11'3 (3.44) into bay Bedroom 4 12'11 (3.93) max 11'11 (3.64) x 9'2 (2.79) x 10'5 (3.18) **Entrance** Hall **FIRST FLOOR GROUND FLOOR**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Richard James. REF: 1382862