



APPROXIMATE GROSS INTERNAL AREA
 (EXCLUDING REDUCED HEADROOM / VOID /
 INCLUDING GARAGE)

LOWER GROUND FLOOR = 992 SQ. FT. (92.2 SQ. M.)
 GROUND FLOOR = 1170 SQ. FT. (108.7 SQ. M.)
 FIRST FLOOR = 1181 SQ. FT. (109.7 SQ. M.)
 REDUCED HEADROOM
 49 SQ. FT. (4.6 SQ. M.)
 TOTAL = 3392 SQ. FT. (315.2 SQ. M.)

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. Please be advised that Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID469073)