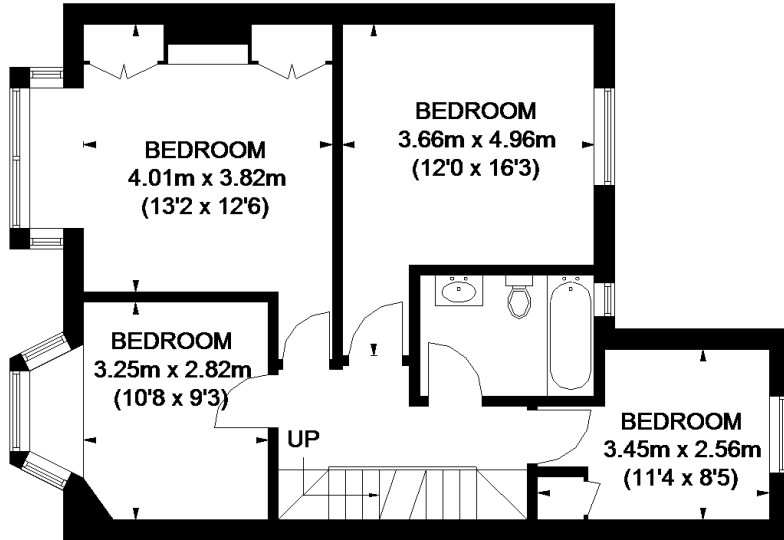
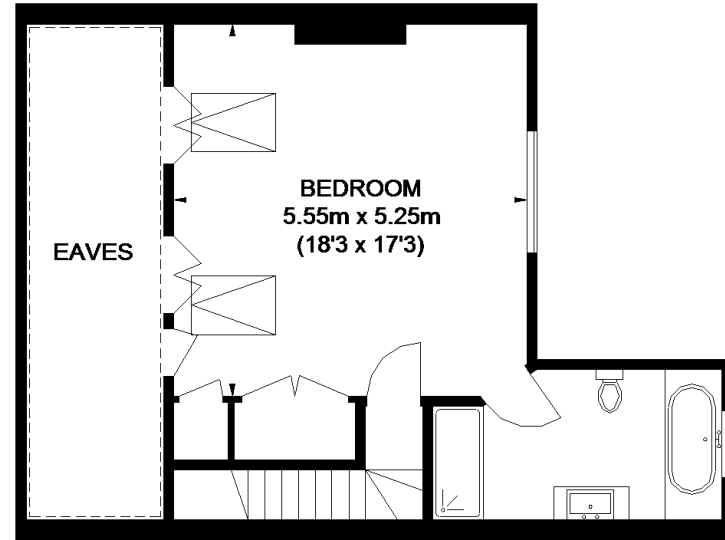


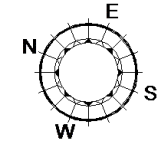
WAKEHURST ROAD



FIRST FLOOR

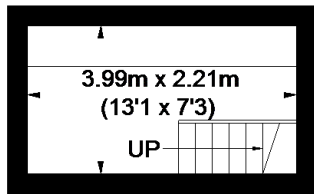


SECOND FLOOR

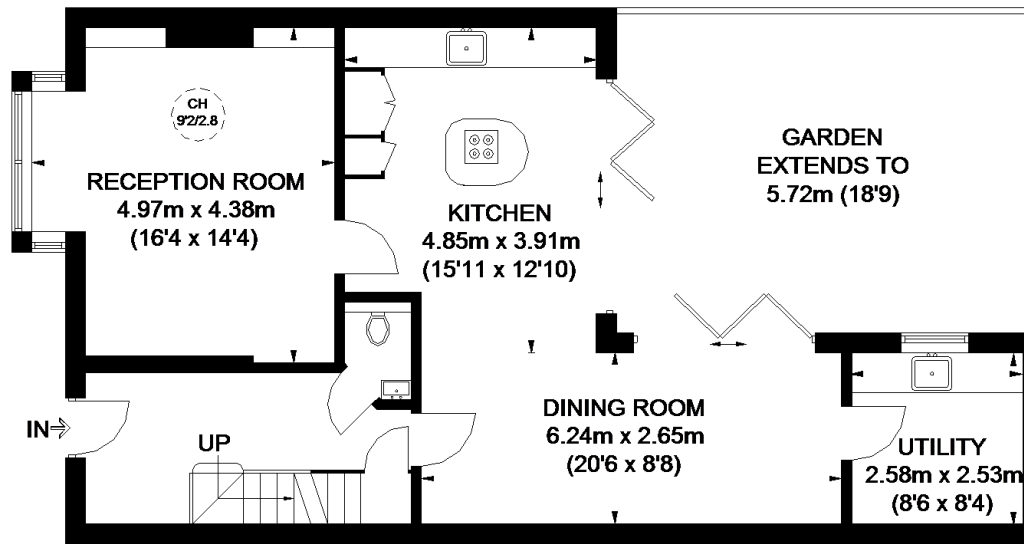


APPROXIMATE GROSS INTERNAL AREA (EXCLUDING REDUCED HEADROOM / EAVES)
 BASEMENT = 95 SQ. FT. (8.8 SQ. M.)
 GROUND FLOOR = 809 SQ. FT. (75.2 SQ. M.)
 FIRST FLOOR = 694 SQ. FT. (64.5 SQ. M.)
 SECOND FLOOR = 500 SQ. FT. (46.5 SQ. M.)
 REDUCED HEADROOM / EAVES
 164 SQ. FT. (15.2 SQ. M.)
TOTAL = 2262 SQ. FT. (210.2 SQ. M.)

- = CEILING HEIGHT
- = SKYLIGHT / ROOF WINDOW
- = REDUCED HEADROOM BELOW 1.5M / 5'0



BASEMENT



GROUND 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. 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 (ID455957)