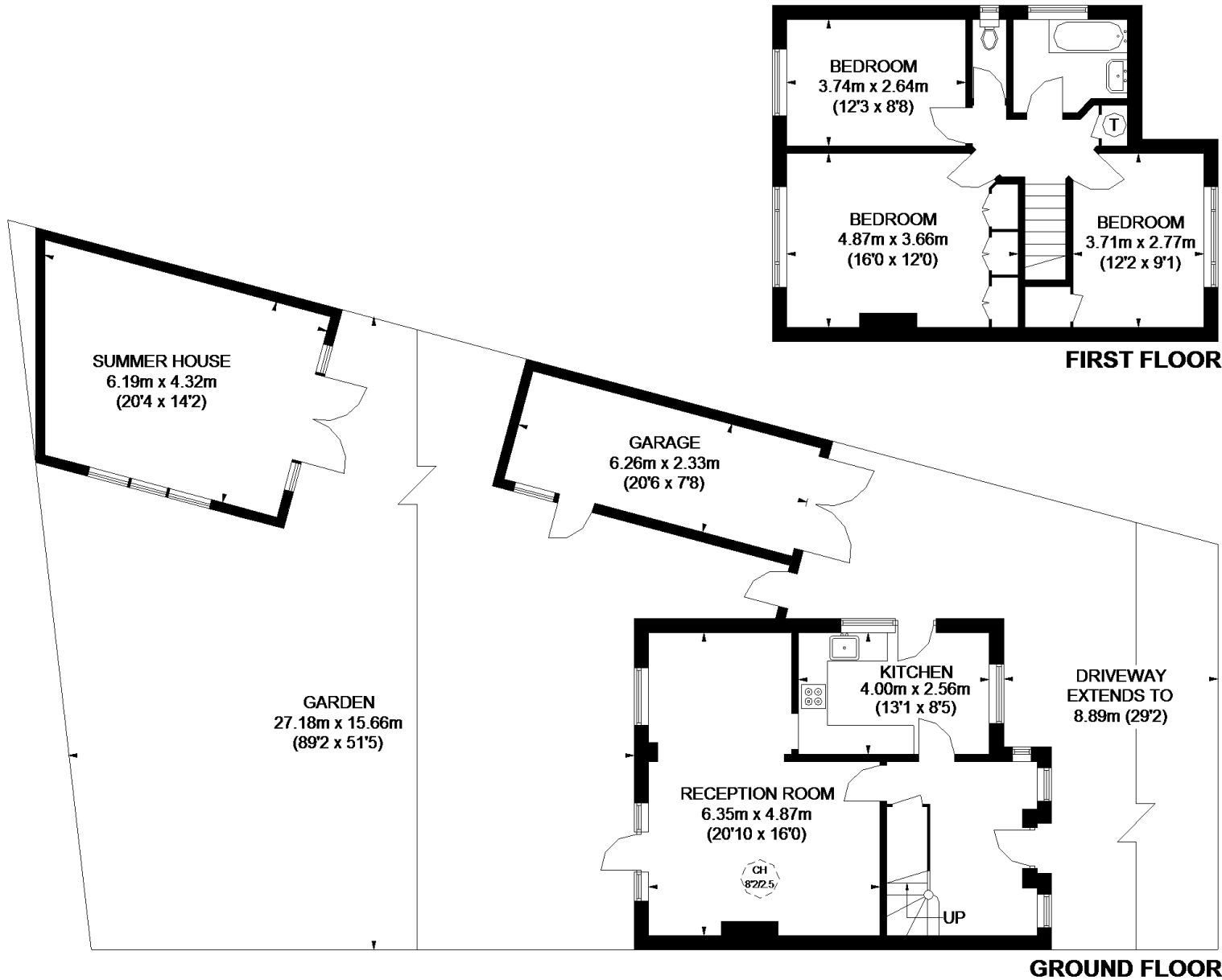
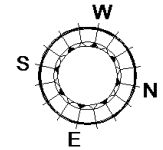


# ELMCROFT DRIVE



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 526 SQ. FT. (48.9 SQ. M.)  
 FIRST FLOOR = 559 SQ. FT. (51.9 SQ. M.)  
 GARAGE = 158 SQ. FT. (14.7 SQ. M.)  
 SUMMER HOUSE = 263 SQ. FT. (24.4 SQ. M.)  
 TOTAL = 1506 SQ. FT. (139.9 SQ. M.)

= CEILING HEIGHT

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 (ID444760)