

# BROOM 4 Bedroom Detached Villa

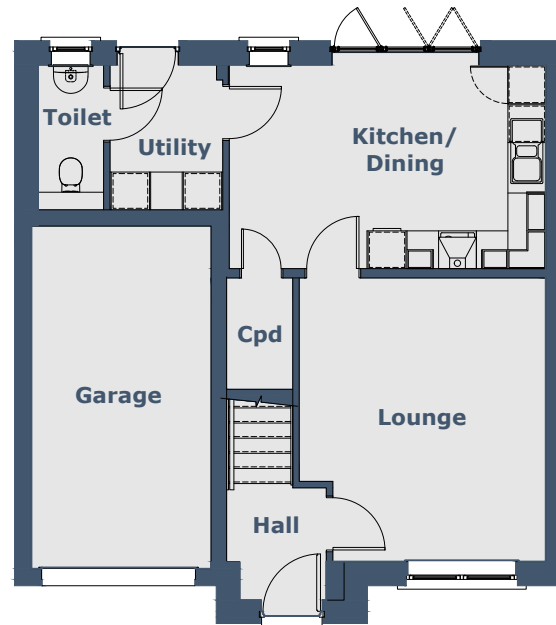


## Room Sizes

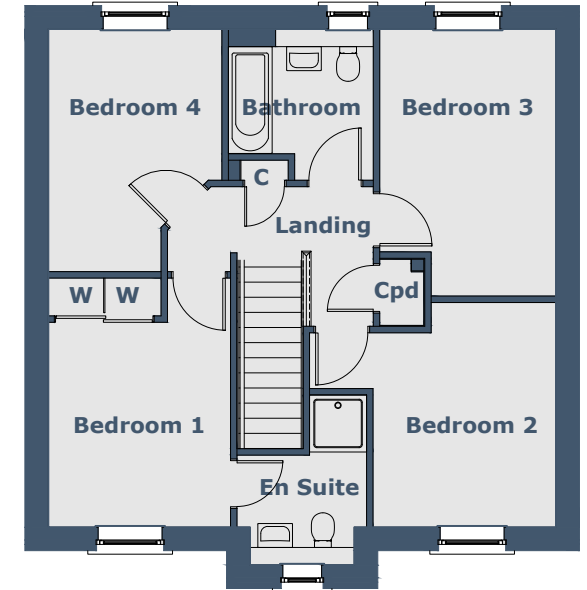
Ground Floor	Metric (mm)	Imperial (ft/in)	
Lounge	3910 x 4515	12'9" x 14'9"	Maximum sizes
Kitchen/Dining	5020 x 3235	16'5" x 10'7"	
Utility	1790 x 2300	5'10" x 7'6"	
Toilet	1040 x 2300	3'4" x 7'6"	
Garage	2850 x 5440	9'4" x 17'10"	
First Floor			
Bedroom 1	2890 x 3255	9'5" x 10'8"	Excluding door recess
En Suite	2055 x 1145	6'8" x 3'9"	Excluding shower recess
Bedroom 2	2905 x 3565	9'6" x 11'8"	Maximum sizes
Bedroom 3	2280 x 4240	7'5" x 13'10"	Maximum sizes
Bedroom 4	2800 x 3850	9'2" x 12'7"	Maximum sizes
Bathroom	2300 x 1980	7'6" x 6'5"	

*N.B. Room Sizes Exclude Wardrobes*

**Gross Floor Area 112.56m<sup>2</sup> (1212ft<sup>2</sup>)**



Ground Floor



First Floor