

# BROOM *4 Bedroom Detached Villa*

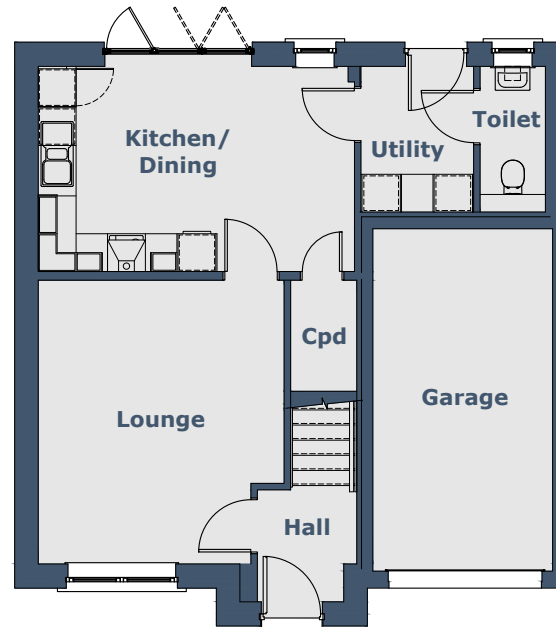


## Room Sizes

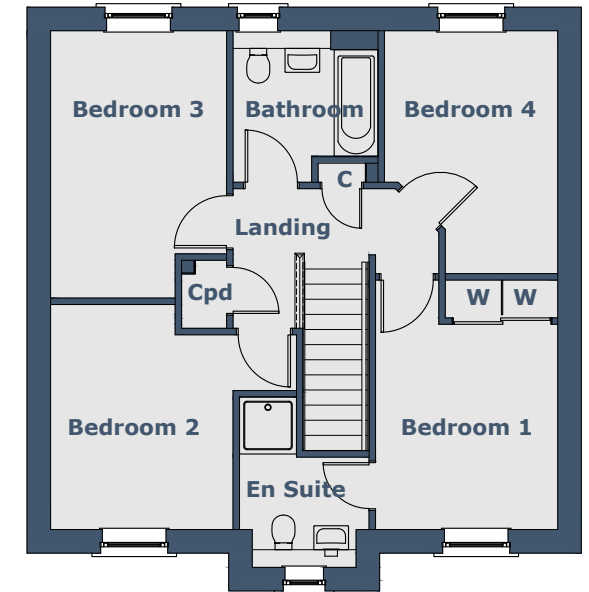
Ground Floor	Metric (mm)	Imperial (ft/in)	
Lounge	3905 x 4510	12'9" x 14'9"	Maximum sizes
Kitchen/Dining	5020 x 3240	16'5" x 10'7"	
Utility	1790 x 2310	5'10" x 7'6"	
Toilet	1040 x 2310	3'4" x 7'6"	
Garage	2855 x 5435	9'4" x 17'9"	
First Floor			
Bedroom 1	2885 x 3960	9'5" x 12'11"	Excluding door recess
En Suite	2055 x 1150	6'8" x 3'9"	Excluding shower recess
Bedroom 2	2900 x 3570	9'6" x 11'8"	Maximum sizes
Bedroom 3	2795 x 4240	9'2" x 13'10"	Maximum sizes
Bedroom 4	2750 x 3855	9'0" x 12'7"	Maximum sizes
Bathroom	2300 x 1985	7'6" x 6'6"	

*N.B. Room Sizes Exclude Wardrobes*

**Gross Floor Area 112.53m<sup>2</sup> (1211ft<sup>2</sup>)**



Ground Floor



First Floor