Cranleigh Gardens **UTILITY ROOM** 5.62m x 3.42m 18'5 x 11'3 **GARDEN** 6.42m x 6.0m 21'1 x 19'8 **KITCHEN** 8.56m x 4.97m 28'1 x 16'4 BEDROOM 3 3.72m x 3.13m 12'3 x 10'3 BEDROOM 2 LIVING ROOM BEDROOM 1 4.74m x 3.29m 4.56m x 3.76m 15'7 x 10'10 2.51m x 2.26m 15'0 x 12'4 8'3 x 7'5 ΙÑ **Ground Floor** 1st Floor

APPROX. GROSS INTERNAL FLOOR AREA 1219.55 SQ FT / 113.30 SQM APPROX. GROSS EXTERNAL FLOOR AREA 414.41 SQ FT / 38.50 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. this plan is for illustrative purposes only and should be used as such by any prospective purchaser. the service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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