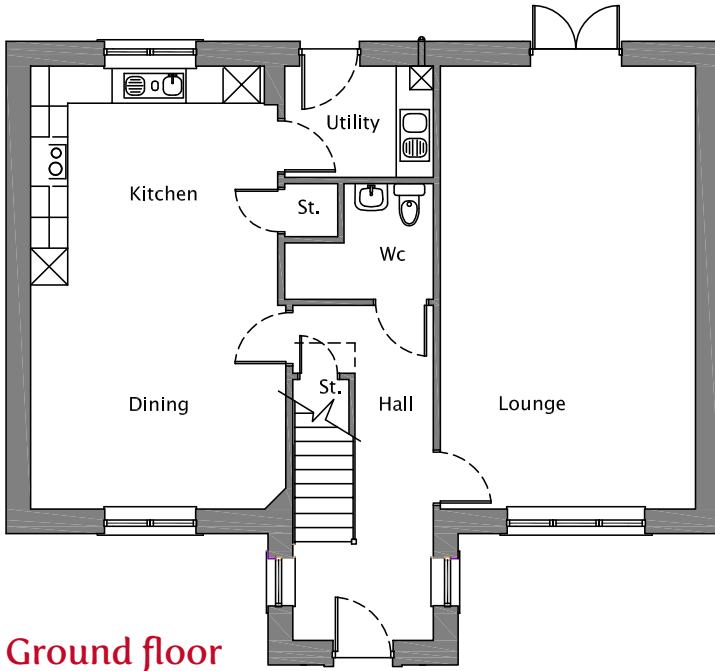




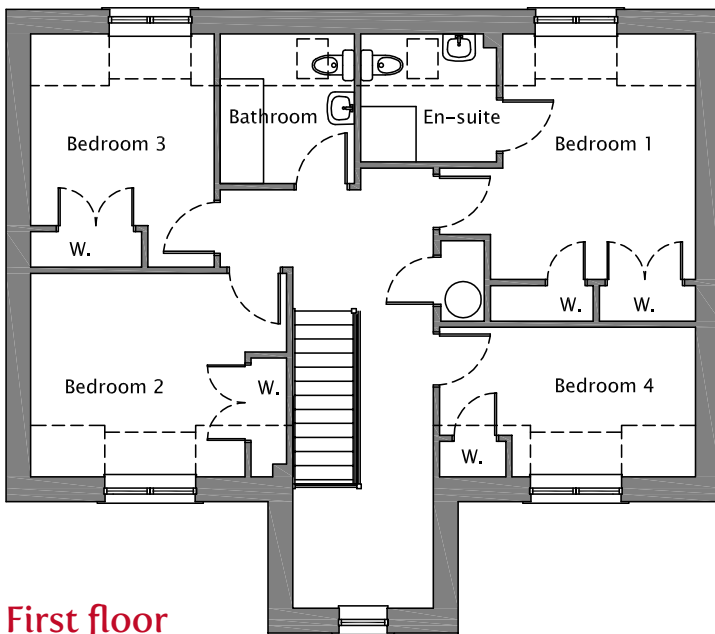
The Montrose

4 bedroom detached
home with garage



Ground Floor	Metres	Feet/inches
Lounge	7.17 x 4.13	23'6 x 13'6
Kitchen/Dining*	7.17 x 4.13	23'6 x 13'6
Utility	2.40 x 1.80	7'10 x 5'11
WC*	2.40 x 1.87	7'10 x 6'1

Ground floor



First Floor	Metres	Feet/inches
Bedroom 1**	3.97 x 3.38	13'0 x 11'1
En-suite	2.20 x 2.06	7'2 x 6'9
Bedroom 2**	3.47 x 3.30	11'4 x 10'9
Bedroom 3**	3.09 x 2.97	10'1 x 9'9
Bedroom 4*	4.15 x 2.42	13'7 x 7'11
Bathroom	2.41 x 2.17	7'10 x 7'1

* maximum measurement
 ** excludes wardrobe/door recess

First floor

The information including the site layout shown in this document is intended for illustration purposes only and may change for example in response to market demand or ground conditions. Consequently, it should be treated as general guidance and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under Property Misdescription Act 1991. Nor do the contents constitute a contract, part of a contract or a warranty.

Room sizes are approximate and may be subject to variation.

Chimneys are a decorative feature only, and are not functional.