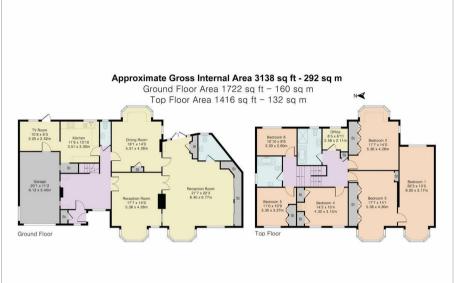


### Floor Plan

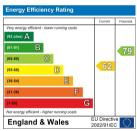


- Although Prink Plan Ind ensures the highest level of accuracy, measurements of doors, windows and norms are approximate and no responsibility is basen for error, consistent or misstanderment. These plans are for representation purposes only as defined by RICS code of measuring practises. No guarantee is given on total square footage of the property within his plan. The figure coin is for intial guidance only and should not be reliefed on as a basis of valuation



- IMPRESSIVE SEVEN BEDROOM HOUSE
- PEBWORTH ESTATE
- BROAD PLOT
- OVER 3000 SQUARE FEET OF LIVING ACCOMODATION
- CHARACTER FEATURES
- THREE RECEPTION ROOMS
- STUDY
- GARAGE VIA THE DRIVEWAY WITH OFF STREET PARKING FOR MULTIPLE CARS
- LANDSCAPED REAR GARDEN
- POTENTIAL FOR EXTENSION

# **Energy Efficiency Graph**



·	Current	Potential
Very environmentally friendly - lower CO2 emission	8	
(92 plus) 🖄		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G	ll .	







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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