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## THE SWINBROOK

### Ground floor room sizes

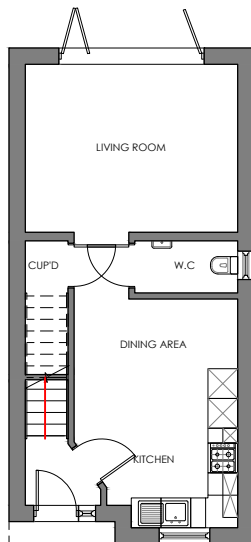
Kitchen & Dining Area	4.6 x 3.3m
Living Room	4.3 x 3.4m
W/C	2.1 x 1.1m

### First floor room sizes

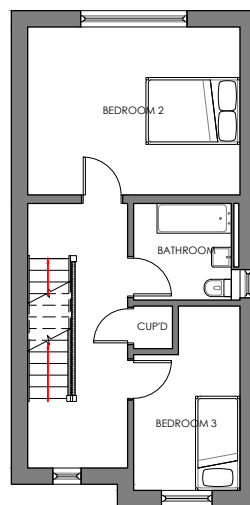
Bedroom 2	4.3 x 3.4m
Bedroom 3	3.8 x 2.1m
Bathroom	2.0 x 1.9m

### Second floor room sizes

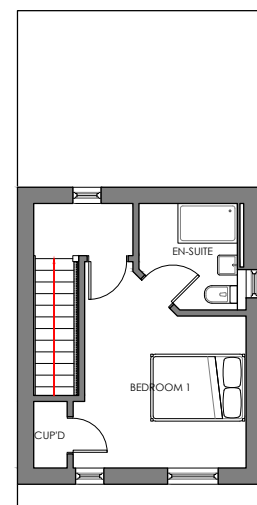
Bedroom 1	4.2 x 3.5m
Bedroom 1 En-suite	2.2 x 2.0m



Ground floor plan



First floor plan



Second floor plan

Gross external area of house: 127m<sup>2</sup> / 1367ft<sup>2</sup>

