



The Birch

3 BEDROOM DETACHED WITH
ADJOINING GARAGE

**CLASSIC
SPECIFICATION**
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THE Birch

3 BED · DETACHED ·
GARAGE

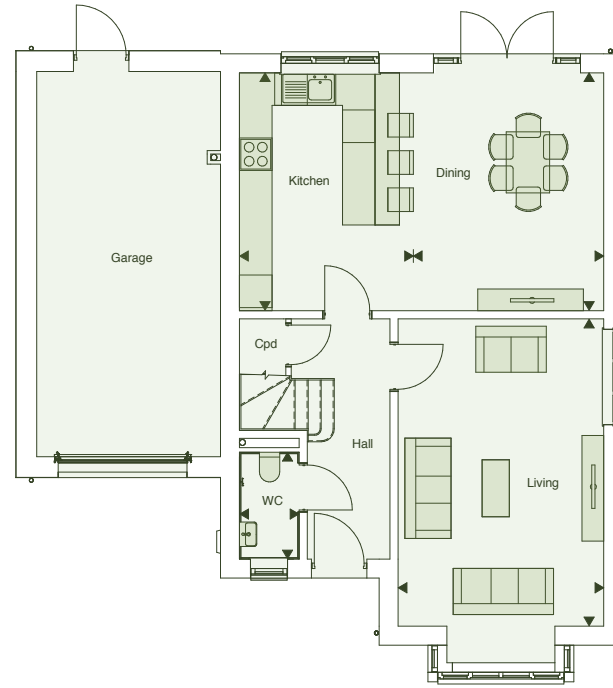
CLASSIC SPECIFICATION

PLOT NUMBERS

11,12,13,17,18,21,22,23,24,31,
37,39,43,54,57



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GROUND FLOOR

KEY:	
W	Wardrobe
A/C	Airing cupboard
Cpd	Cupboard
	Roof light
	2.1m ceiling height
	Loft hatch

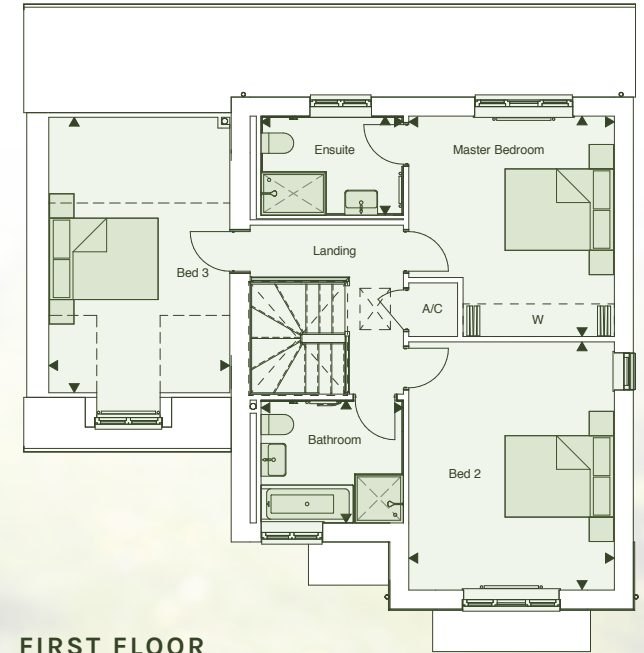
THE BIRCH - GROUND FLOOR

Kitchen	3.20m x 4.40m	10'5" x 14'4"
Living Room	3.80m x 6.40m	12'5" x 21'0"
Dining Room	3.50m x 4.40m	11'5" x 14'4"
WC	1.10m x 2.00m	3'60" x 6'56"
Total Ground Floor	66.2 sq m	712.6 sq ft

THE BIRCH - FIRST FLOOR

Master Bedroom	3.80m x 4.10m	12'5" x 13'4"
Master Ensuite	1.85m x 2.60m	6'07" x 8'53"
Bedroom 2	3.80m x 4.60m	12'5" x 15'11"
Bedroom 3/Study	3.35m x 5.10m	11'0" x 16'7"
Bathroom	2.60m x 2.30m	8'53" x 7'54"
Total First Floor	64.9 sq m	698.6 sq ft

Please note measurements are maximum dimensions



FIRST FLOOR