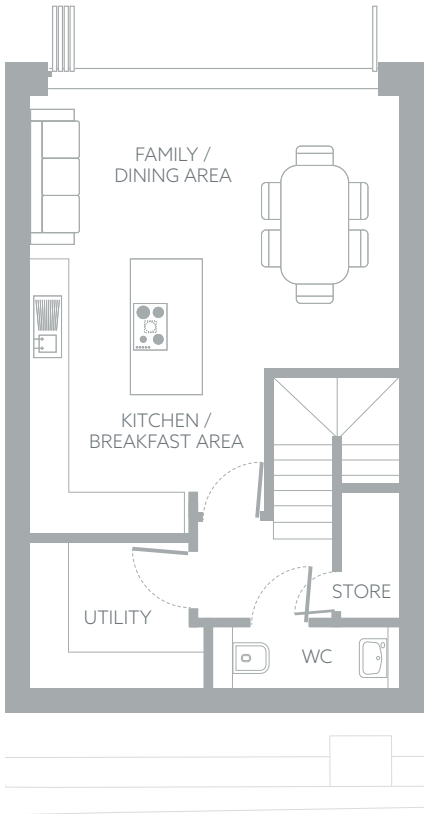
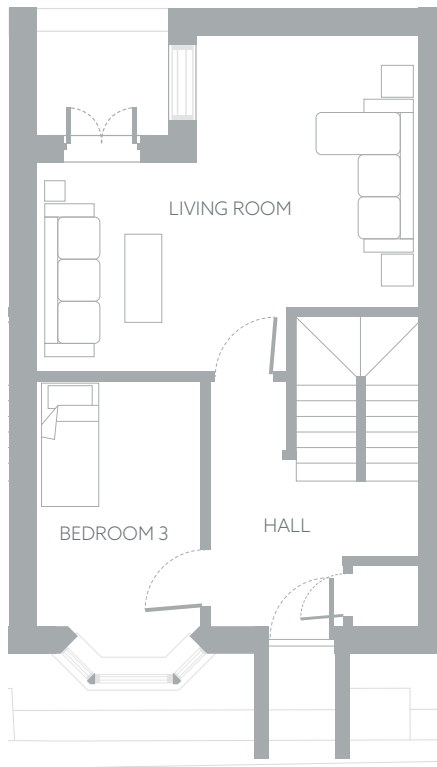


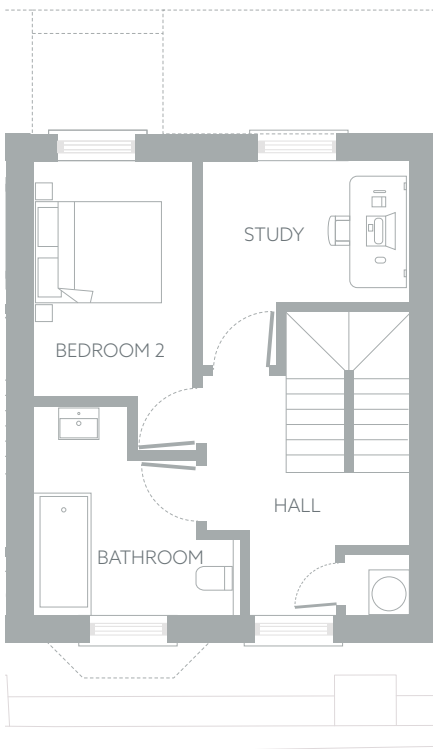
BENEDICT HOUSE EDGAR PLACE



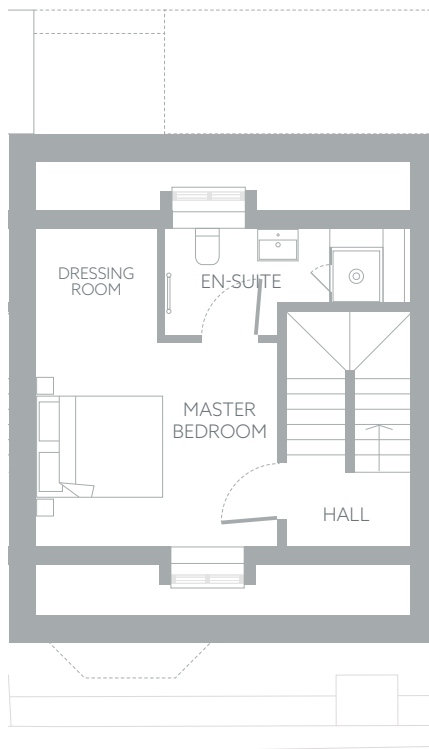
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Lower Ground Floor

Kitchen/Breakfast Area & Family/Dining Area
21' (6.4m) x 18'3" (5.57m)

Utility
7'2" (2.2m) x 8'6" (2.63m)

WC
3'1" (0.96m) x 9'1" (2.8m)

Ground Floor

Living Room
18' (5.5m) x 18'4" (5.62m)

Bedroom 3
11'10" (3.65m) x 7'8" (2.4m)

First Floor

Bedroom 2
11'8" (3.6m) x 7'8" (2.4m)

Study
7'9" (2.2m) x 10'8" (3.1m)

Bathroom
5'6" (3.2m) x 7'9" (3m)

Second Floor

Master Bedroom
12'7" (3m) x 12'1" (3.6m)

En-Suite
5'3" (1.7m) x 8'1" (3.6m)

Dressing Room
5'6" (1.7m) x 5'2" (1.85m)

Lower Ground Floor
527 sq ft, (49 m²)

Ground Floor
495 sq ft, (46 m²)

First Floor
527 sq ft, (49 m²)

Second Floor
290 sq ft, (27 m²)

TOTAL FLOOR AREA
1,841 sq ft, (171 m²)

