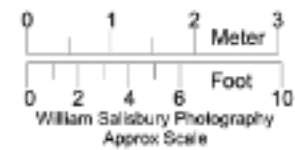


Spencer Drive N2

Gross internal area (approx.)
3115 Sq ft (289 Sq m) Including Under 1.5
2800 Sq ft (260 Sq m) Excluding Under 1.5

Site Area (approx.)
Acre 0.14 Hectares 0.058

For identification only, Not to Scale
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First Floor -
Approx 934 Sq ft - 87 Sq m



Second Floor -
Approx 749 Sq ft - 70 Sq m



Drive
Approximately
18' 8" x 20' 3"
(5.7x6.1)

Front Garden
Approximately
36' 2" x 81' 11"
(11x25)

Back Garden
Approximately
31' 11" x 54' 12"
(9.7x16.8)

Ground Floor - Approx 1432 Sq ft - 133 Sq m



www.WilliamSalisbury.Photography

Not to Scale, for guidance only and must not be relied upon as a statement to fact. All measurements areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).