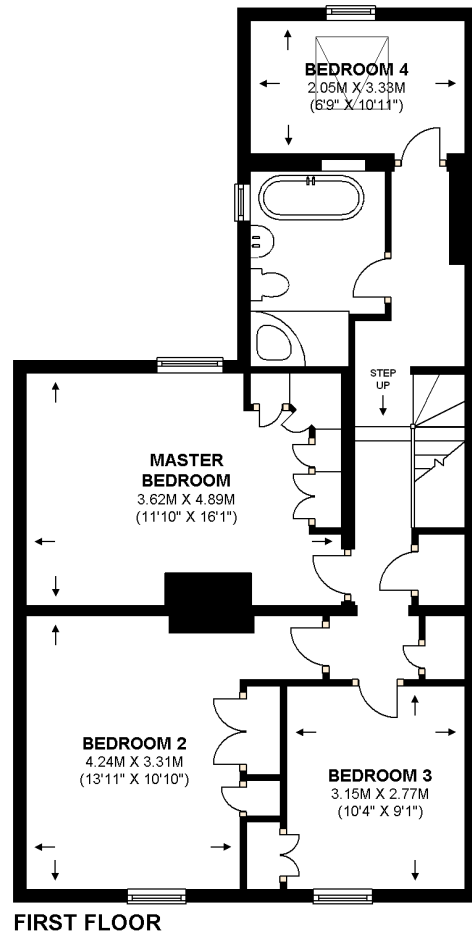
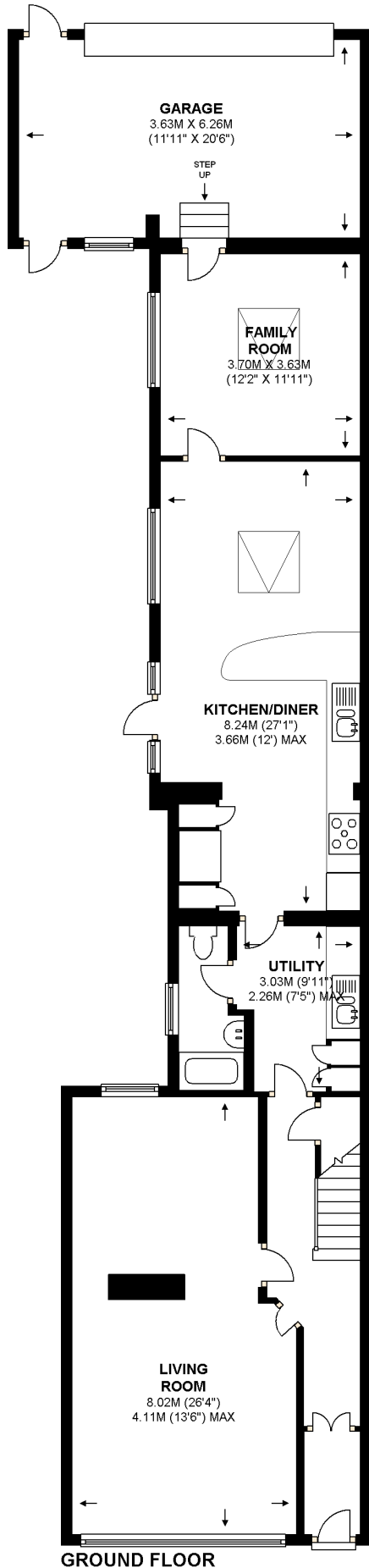


# 3 Sydney Terrace, The Green, Claygate, KT10 0JJ

Ground Floor 120.8 Sq.M (1300.0 Sq.Ft)  
First Floor 72.7 Sq.M (783.0 Sq.Ft)

**APPROXIMATE GROSS INTERNAL AREA  
(INCLUDING GARAGE)  
193.5 SQ.M (2083.0 SQ.FT)**



This plan is for illustrative purposes only and is not drawn to scale unless stated. Whilst every care has been taken to ensure the accuracy of this plan, dimensions and compass bearings should be checked before making any decisions reliant upon them. Dimensions shown are to the nearest 3" and are to where indicated by arrow heads. Appliances and utilities eg. baths, cookers etc are visuals only, style and shape may differ. Produced by Sketch Design 07854 369275.

**THIS PLAN HAS BEEN COMMISSIONED BY MATTHEW PIERCE AND MUST NOT BE REPRODUCED WITHOUT PRIOR PERMISSION.**