



SIMPLY HOMES

**Well-Row**

Bayford SG13 8PW





# Well-Row

Bayford SG13 8PW







**- Ground Floor -**

**Entrance Hallway**

**Lounge/Dining Room** 21'9" x 14'11" (6.65m x 4.56m)

**Kitchen** 12'1" x 8'0" (3.70m x 2.44m)

**Garden Room** 10'1" x 13'11" (3.09m x 4.25m)

**Family Bathroom**

**- First Floor -**

**Landing**

**Bedroom One** 12'11" x 14'11" (3.94m x 4.56m)

**Bedroom Two** 8'8" x 8'6" (2.65m x 2.60m)

**- Exterior -**

**Driveway**

**Garage** 23'10" x 10'4" (7.27m x 3.17m)


**Rear Garden**







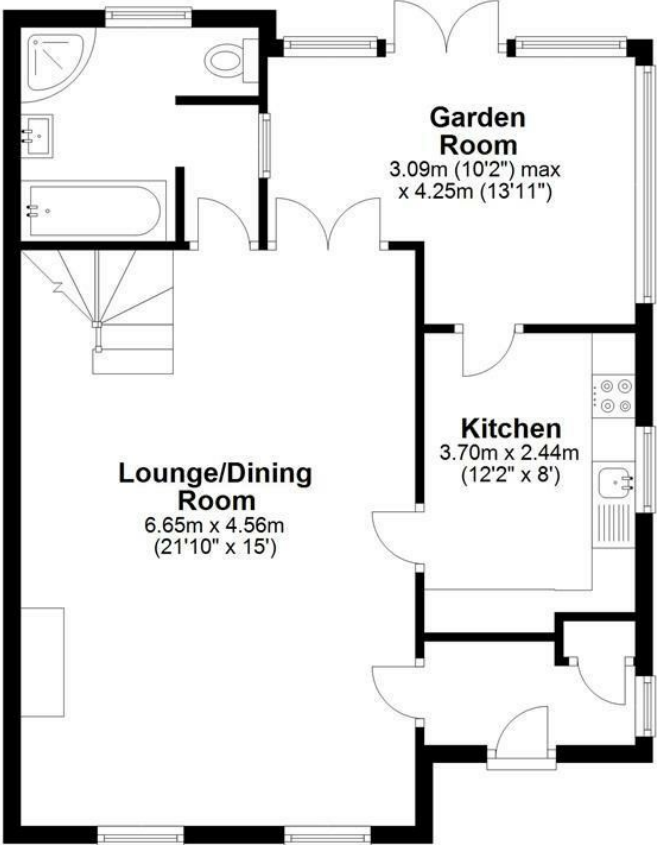
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



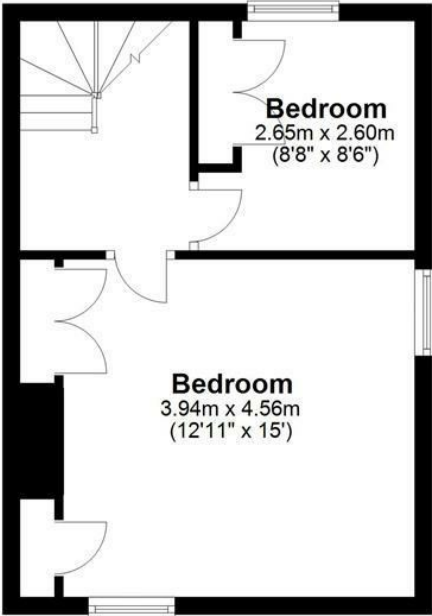
**Ground Floor**

Approx. 84.8 sq. metres (912.4 sq. feet)



**First Floor**

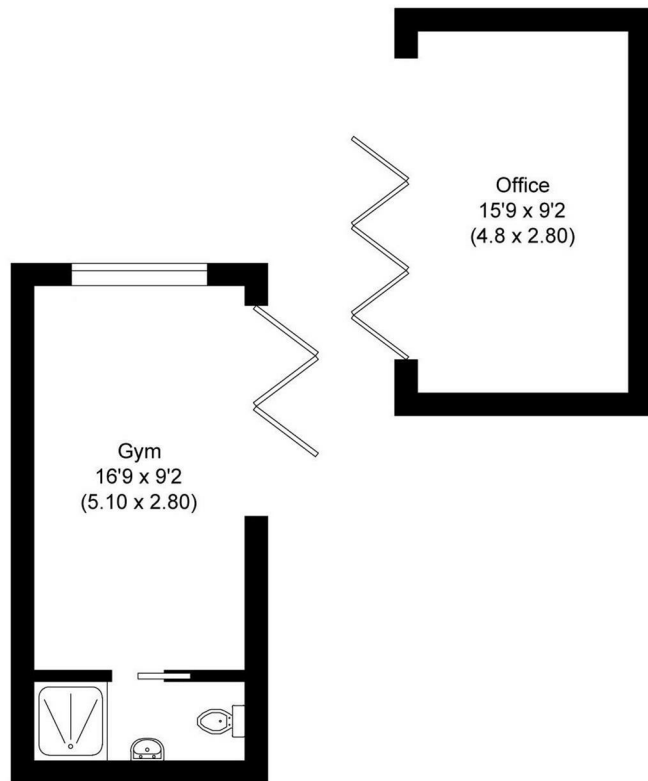
Approx. 30.8 sq. metres (331.2 sq. feet)



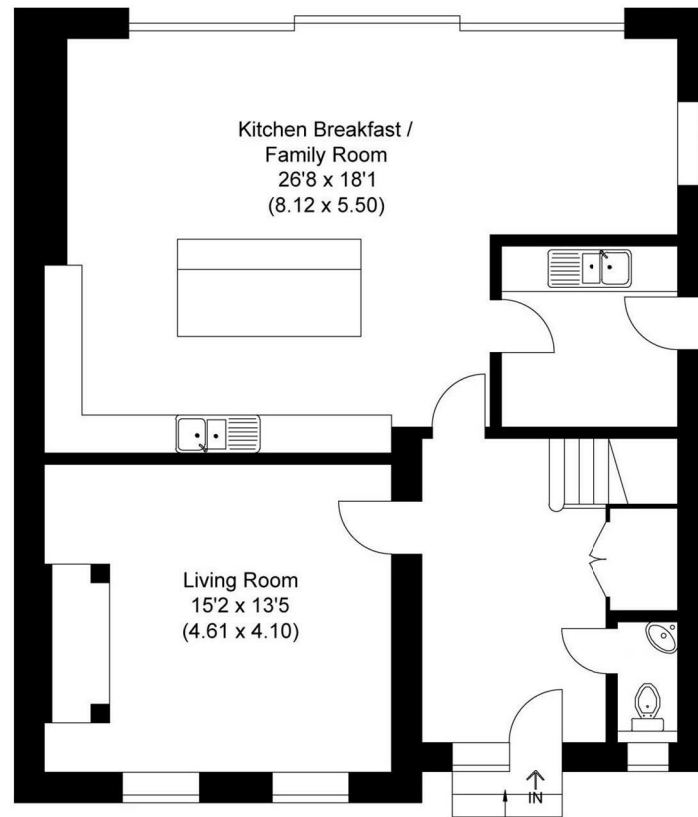
Total area: approx. 115.5 sq. metres (1243.6 sq. feet)

# Approved Planning Permission - 2-storey extension and Outbuildings

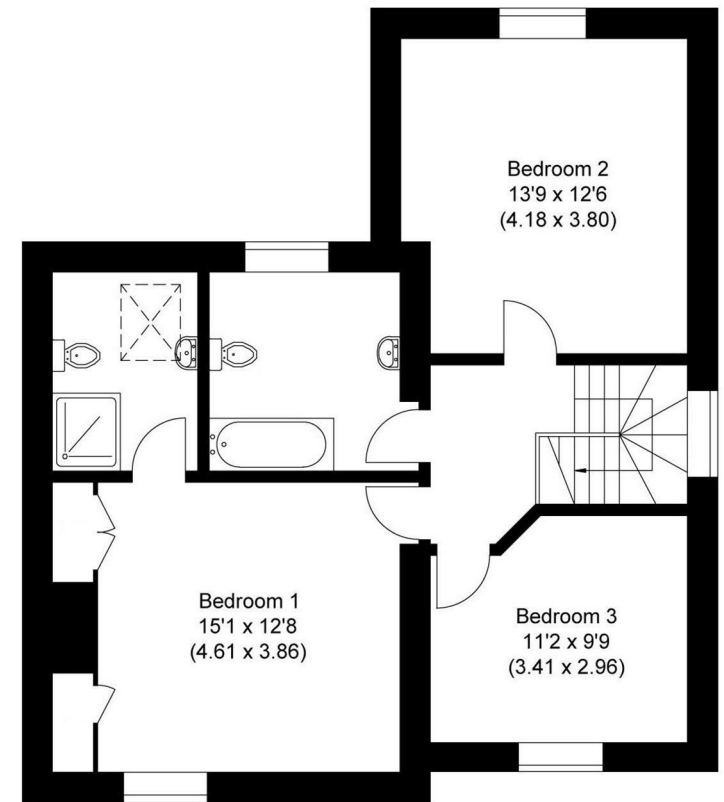
## Outbuildings



## Ground Floor



## First Floor



Total area: approx.177.69sq. metres (1912.61sq. feet)





# SIMPLY HOMES

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