## **TOTAL APPROXIMATE FLOOR AREA:** 1804.5 sq ft (167.64 sq mt) House: 1659.5 sq ft (154.17 sq mt) Garage: 145 sq ft (13.47 sq mt) Bedroom 3.97m x 4.20m 13' x 13'9" Eaves Eaves Storage Storage Garden 5.73m x 12.46m 18'10" x 40'10" Bedroom 3.20m x 4.54m 10'6" x 14'11" Garage 2.59m x 5.20m 8'6" x 17'1" Bedroom 3.15m x 2.18m 10'4" x 7'2" Second Floor 3 Living Room 5.53m x 4.18m 18'2" x 13'9" Carport 3.09m x 8.86m 29'1" x 10'2" Kitchen/ Dining Room 3.87m x 8.04m 12'8" x 26'4" Bedroom 3.27m x 5.13m Bedroom 3.16m x 2.15m 10'4" x 7'1" **Ground Floor** First Floor

## **Woden Avenue, Colchester**

Illustation for identification purposes only. Measurements are approximate and not to scale.



