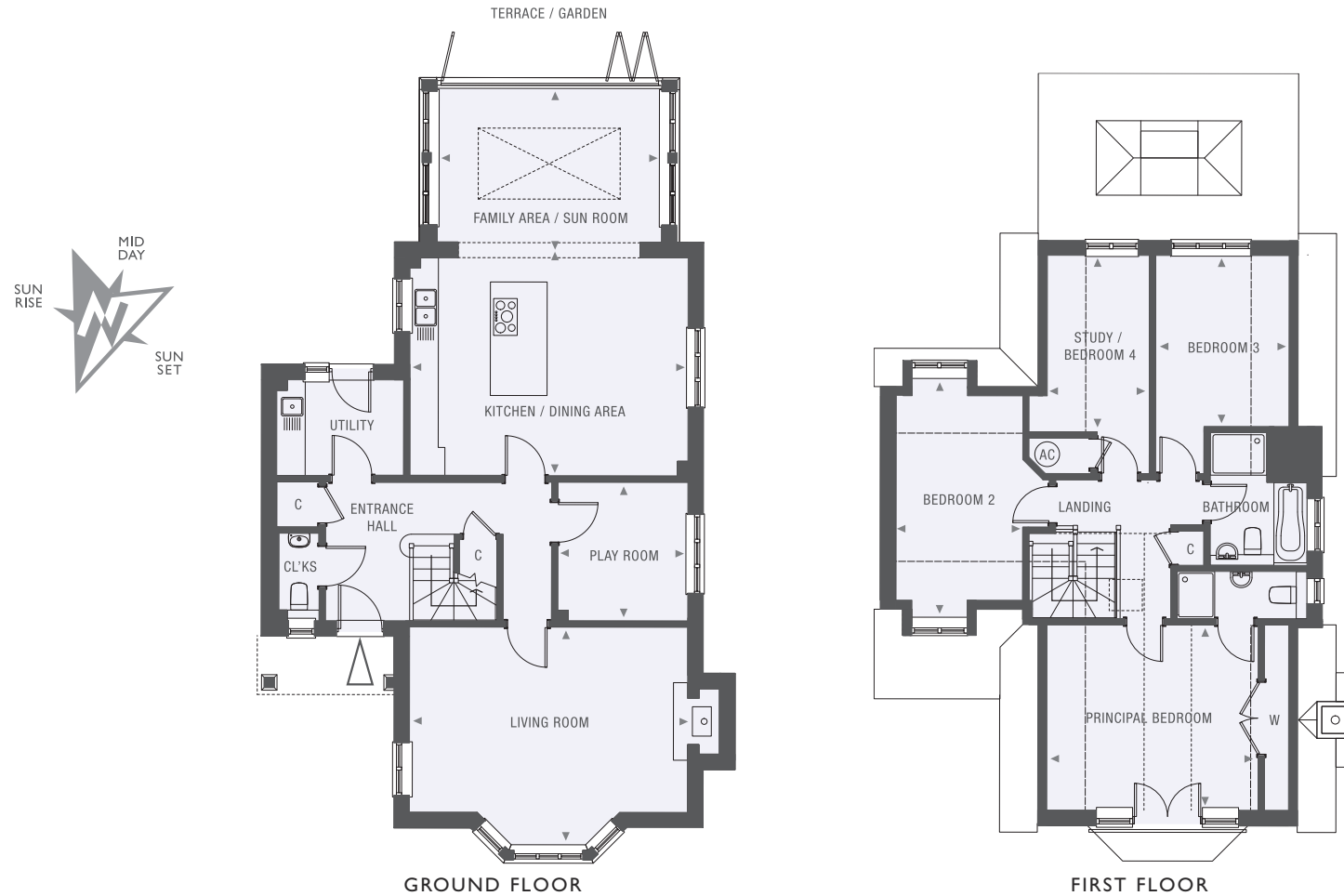


BIRCH HOUSE

NO.5 LONGACRE RISE, LITTLE BOOKHAM, LEATHERHEAD, SURREY KT23 4SG



THREE / FOUR BEDROOM DETACHED HOME OVER 2 LEVELS WITH SUN ROOM
LANDSCAPED GARDEN, TERRACE AND PRIVATE DRIVEWAY PARKING.

GROSS INTERNAL AREA: 180.1 SQ M / 1,939 SQ FT

Kitchen / Dining Area	5.9m x 4.6m	19'4" x 15'1"	Principal Bedroom	4.8m x 3.8m	15'9" x 12'6"
Family Area / Sun Room	4.8m x 3.2m	15'9" x 10'6"	Bedroom 2	5.1m x 2.7m	16'9" x 8'10"
Play Room	3.0m x 2.8m	9'11" x 9'2"	Bedroom 3	3.6m x 2.9m	11'10" x 9'6"
Living Room	5.9m x 4.5m	19' 4" x 14' 9"	Study / Bedroom 4	3.8m x 2.2m	12'6" x 7'3"

Drawings are not to scale and indicative only. All dimensions are approximate and follow the room arrows.