

## Property Layout Clarification – 17 Court Drive – Hillingdon UB10

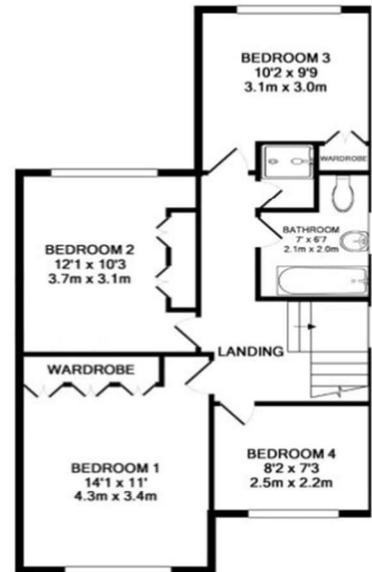
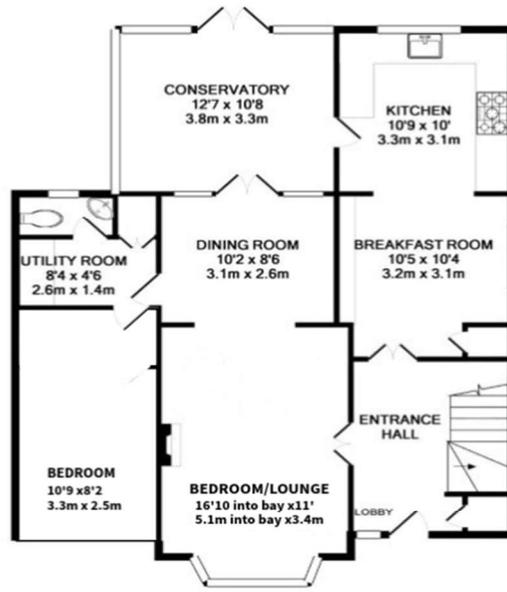
### Ground Floor

- The area labelled as the 'Garage' on the floor plan is already fully converted and is a habitable ground-floor bedroom. This room includes direct access to a shower, toilet with bathing facilities .
- The room labelled 'Lounge' on the ground floor may be used as a downstairs bedroom and or communal Lounge. This is a sizeable and habitable room suitable for bedroom use.
- The rooms labelled 'Dining Room', 'Kitchen', 'Breakfast Room', and 'Conservatory' will be used as communal living spaces. These areas will function as shared living, dining, breakfast, and activity spaces for young people, with the conservatory specifically utilised as an additional living and activity room.

### First Floor

- The first floor contains three bedrooms, all of which will be utilised as bedrooms.
- There are two bathroom facilities located on the first floor:
  - One main bathroom containing a bath with an integrated shower and a toilet.
  - One separate shower room located adjacent to the main bathroom.
- The smallest room on the first floor, as shown on the floor plan, will not be used as a bedroom. This room will instead be designated and utilised as a staff and management office.

See Below Floor Plan;



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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