



### Basement & Games Room:

Access via stairs from the Ground Floor or via the lower patio doors:

Large open-plan Games Room with:

- Table Tennis table
- Lounge area, with 65inch Smart TV, Xbox & Sonos
- 3 x Single Beds
- Fire Place (which is not to be used)

Laundry, with Washing Machine, Tumble Dryer and Sink

WC with Toilet & Basin

