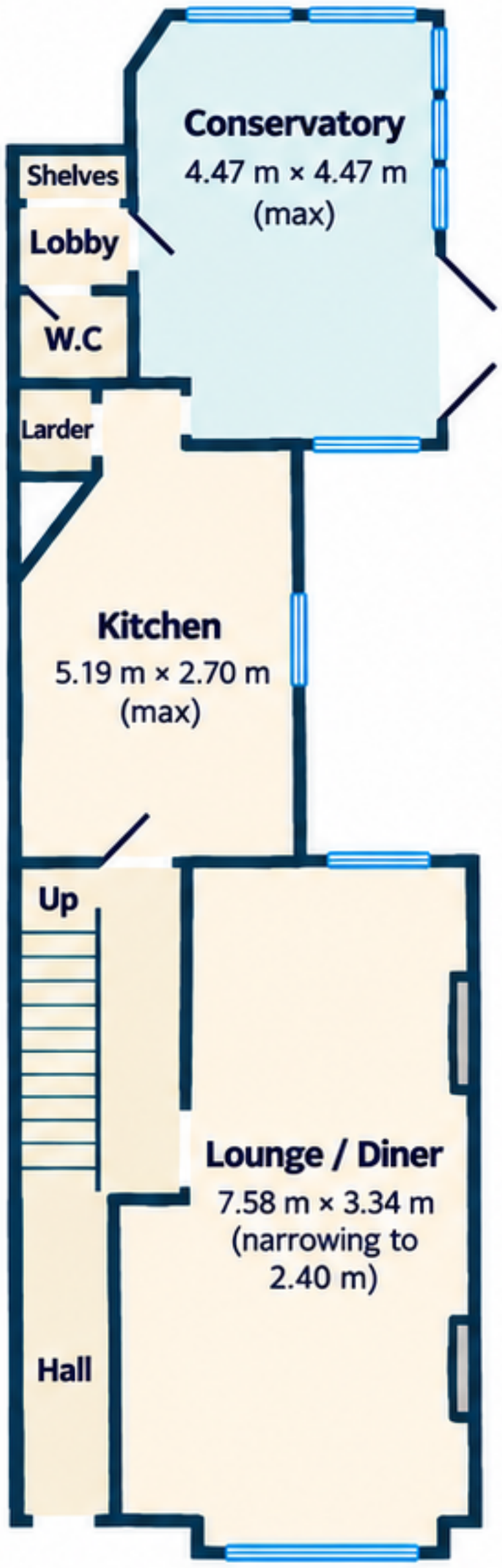
DAISY J DANIELS ESTATES

# 11 Keys Road

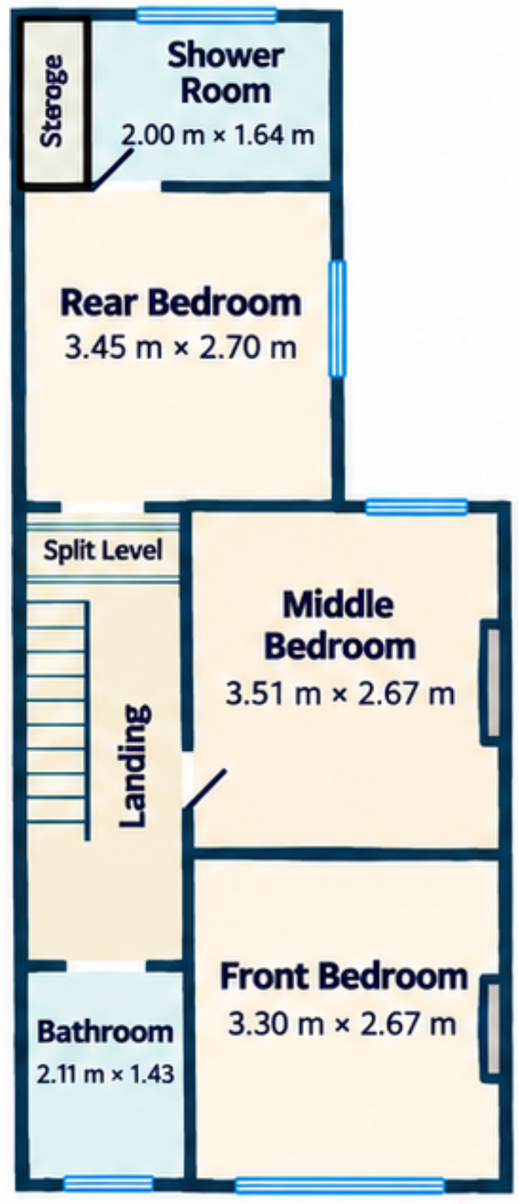
Clacton-on-Sea, Essex | Three-bedroom end-of-terrace house

## Ground Floor




Front / Keys Road

## First Floor




Front / Keys Road

## Plan Notes

### Rear Garden

Approximately 15.0 m (length) × 8.5 m (width). Large garden with a detached garage and workshop area. Outbuilding dimensions not recorded.

### Ground Floor Measurements

- **Kitchen:** 5.19 m × 2.70 m (maximum)
- **Larder:** 1.00 m × 0.90 m
- **W.C:** 1.25 m × 0.86 m
- **Conservatory:** 4.47 m × 4.47 m (maximum) (narrows to about 3.35 m)

### Hall and Split Landing

- Entrance hall: 0.80 m (wide)
- Total length: 6.17 m (to the stairs)
- Shelved storage beneath the staircase
- Two steps up from the small landing on each branch
- Upper hall: 4.68 m × 1.46 m

### Bedroom Details

- **Front Bedroom:** 3.30 m × 2.67 m (narrowing to 2.42 m at the chimney breast)
- **Middle Bedroom:** 3.51 m × 2.67 m
- **Rear Bedroom:** 3.45 m × 2.70 m (opens directly to the shower room)
- **Cupboard** (in shower room): 1.20 m × 0.65 m

### Drawing Information

- Gaps mark doorways.
- Blue lines mark windows.
- Grey blocks mark chimney breasts.
- Room sizes are approximate and taken from site measurements and photographs.
- Tapering walls, overhangs and lobby layout are shown.
- Please verify all measurements on site before proceeding.