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22 November 2006

Mr James Colton  
3 Mitchell Court  
Norwich NR5 9LT.

Our Ref: B.60723

Dear James

**Enquiry – 56 Bracknell Road, Old Dean, Camberley, Surrey**

We refer to your instructions in the above matter and now have pleasure in reporting as follows.

Upon receipt of your instructions our agent attended the property 56 Bracknell Road, Camberley Surrey. The premises are situated on a corner plot accessed via a gate and through a small front garden mainly laid to lawn.

The number 56 was clearly displayed on the outside wall of the premises on a white plaque with flower surround. A small porch way led to the front door, which was a white arched style door. Our agent arrived at the premises at 3.50pm. A young female answered the door. She was initially reluctant to permit the agent access inside the premises, but was finally persuaded to do so. She informed our agent, when asked, that no alterations had been made to the property for many years as far as she was aware.

Entry to the premises via the front door led into a small 5'x5' hallway then directly ahead into the lounge via an internal door [north facing from a standing position at the front door entrance]. Directly in a straight line with the lounge door entered through was a further door the opposite side of the lounge leading into the stairway, going up off to the right, and directly straight ahead again into the kitchen. Both the lounge door on the opposite side of the entrance and the kitchen door had been removed.

The female informed our agent she was waiting for replacement doors to be fitted. The kitchen door frame was currently fitted with a safety gate to house the two family dogs. The hinges on the 2<sup>nd</sup> lounge door indicated that the door opened from right to left [inwards], the width of door frame was measured at 20". The hinges on the kitchen door indicated that the door opened from left to right [outwards] but could only be opened a maximum 45 degrees angle, as the kitchen unit worktop surface was

situate directly behind it preventing it from being opened any further. The kitchen door frame width also measured 20".

The distance between the lounge door and kitchen door with the upstairs to the right was 5'. The kitchen measured approximately 12' x 12' area and the kitchen sink was positioned in the centre under the window, approximately 5.5' to the right of the frosted glass back door.

Our agent measured out a 5' width radius across the lounge, in the same position as the bed would have been according to the plan we were provided with. The head of the bed being positioned against the wall, west facing. From this position our agent took photographs, both from a standing upright position and a lower position equal to that of laying down on a bed. The photographs were taken approximately 20" distance from the door frame, allowing for the door to be open.

Our agent was unable to directly see the kitchen sink from this angle with the naked eye and would have seen less of the entire kitchen had the door been present because it would have blocked a clear view direct into the kitchen. Our agent could clearly see the frosted glass back door that led into the rear garden.

Our agent completed the task, thanked the occupiers for their assistance and swiftly left the premises at approximately 4.00pm.

We thank you for your instructions in this matter and should you require any further assistance, please do not hesitate to contact us.

In the meantime, we enclose a note of our professional charges and thank you for your prompt payment which we duly received upon commencement of this assignment.

Finally, we confirm two sets of 3 individual photographs have been posted separately [recorded delivery] to the above address which you should receive in the next couple of days.

Yours sincerely

R Stevens

**Rees Stevens LLBHons,BVC,Dip PI  
BONAFIDE INVESTIGATIONS**

Enc.