

31D Old Mill Lane

Approximate Dimensions (Taken from the widest point)

Kitchen	8.20m (26'11") x 2.90m (9'6")
Lounge	4.40m (14'5") x 3.04m (10')
Dining Room	3.40m (11'2") x 3.40m (11'2")
Gym	5.50m (18'1") x 3.30m (10'10")
Lower Sun Room	3.40m (11'2") x 2.10m (6'11")
Upper Sun Room	3.50m (11'6") x 3.50m (11'6")
Master Bedroom	5.80m (19') x 3.50m (11'6")
En-suite	1.80m (5'11") x 1.80m (5'11")
Bedroom 2	4.90m (16'1") x 3.80m (12'6")

Bedroom 3	3.10m (10'2") x 2.90m (9'6")
Bedroom 4	3.00m (9'10") x 2.10m (6'11")
Study	3.10m (10'2") x 1.90m (6'3")
Bathroom	2.40m (7'10") x 1.80m (5'11")
Bathroom	1.80m (5'11") x 1.50m (4'11")

Gross internal floor area (m²): 197m²

EPC Rating: C

