

15 Foxwood Grove, Pratts Bottom, Kent, BR6 7HA

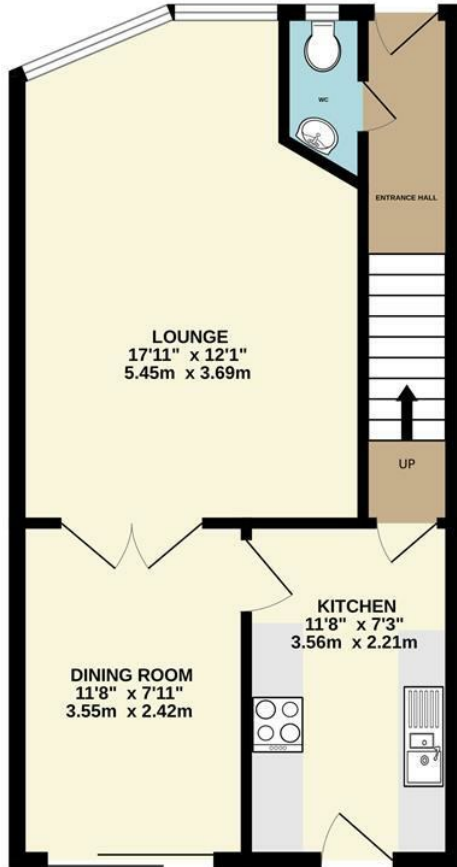
*****GUIDE PRICE £450,000-£475,000*****

This three bedroom family home is situated in a cul de sac of similarly styled properties and is offered in generally good order throughout. Accommodation comprises entrance hall, cloakroom, bay fronted reception room, dining room and kitchen. To the first floor are three good size bedrooms, the master enjoying en suite shower room, and family bathroom. To the outside there is a rear garden of approximately 40ft. The property benefits from double glazed windows and gas fired central heating. In addition is a garage with parking in front. The property gives little away from the outside, and we would strongly recommend your internal inspection. Foxwood Grove is within the heart of Pratts Bottom village, offering the best of both worlds - a convenient location yet distinctly semi rural village setting.

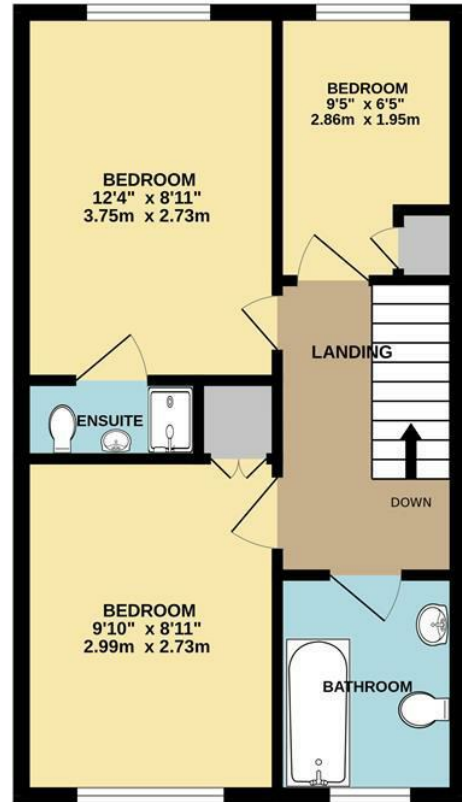
£440,000

- Chain free
- Three bedrooms
- Terraced house
- Garage plus off street parking
- Double glazing
- Gas fired central heating
- Semi rural location
- Walking distance to local pub and school
- EPC- C
- Council tax- E

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	