



**49 Sparrow Drive, Crofton, Kent, BR5 1RY**

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Coming Soon!! Recently refurbished 3 bedroom family home, located within a quiet cul-de-sac within easy walking distance of both Crofton and Darrick Wood Schools, will be ready for occupation from 15th April 2024 onwards. Phone today to arrange viewing.



## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.




**IMPORTANT NOTES:**

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

Energy Efficiency Rating		Current	Maximum
Very energy efficient - lowest possible costs	A		
101-141	B		
106-140	C		
135-145	D		
135-145	E		
121-145	F		
1-100	G		

Plus energy efficiency - highest possible costs

**England & Wales** EU Directive 2002/91/EC 

**01689 819991**

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