



177 Clareville Road, Crofton, Kent, BR5 1RS  
£445,000



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- 2 Bedrooms
- Spacious Lounge
- 14'2 x 11'7 Kitchen/Diner
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Well Stocked Garden
- Garage En Bloc





A light and bright two bedroom home, benefiting from a larger than average garden, for which internal viewing is required to be fully appreciated. The accommodation comprises, two good size bedrooms and modern white bathroom to the first floor, whilst downstairs we find a spacious lounge and 14'2 x 11'7 kitchen/diner, with space for a four seater table. The aforementioned gardens have been well tended and are stocked with established shrubs. Highly recommended.

## 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	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>56</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**01689 819991**

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