



## 183 Platt Fold Road, WN7 1JP Offers over £325,000

ARC HOMES are delighted to offer FOR SALE this fantastic four bedroom detached property occupying an impressive corner plot within a very sought after location. Property in this location is in high demand and this fantastic home provides very generous accommodation together with ample off road parking and two garages. With no onward chain, early viewing is highly advised to avoid missing out. Entry is via an entrance porch and hallway which provides access into the well proportioned sitting room. To the rear sits a separate dining room and fitted kitchen. A handy downstairs Wc completes the ground floor accommodation. To the first floor are four excellent bedrooms and a bathroom. Outside, this property is positioned on a corner plot with larger than average front gardens. Their front gardens are laid mainly lawn with two driveways leading to two separate garages providing ample off road parking. The enclosed rear and side gardens are enclosed and low maintenance





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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