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## The Length , St. Nicholas At Wade , Kent, CT7 0PW

£450,000

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Nestled in the heart of a picturesque village, where modern comfort meets timeless charm. Introducing this stunning detached property, perfectly positioned to capture views and occupying an enviable plot that promises an exceptional living experience.

There is a separate lounge, providing a tranquil retreat for relaxation or entertaining guests, the heart of the property - an outstanding Kitchen / Dining / Family space designed for socialising and family gatherings. With plenty of room for dining, casual seating, and cooking, this area is bathed in natural light, creating an inviting atmosphere for making memories with loved ones.

Experience the seamless connection between indoor and outdoor living with stunning bi-fold doors that open the outside in.

Don't miss the opportunity to make this your forever home.



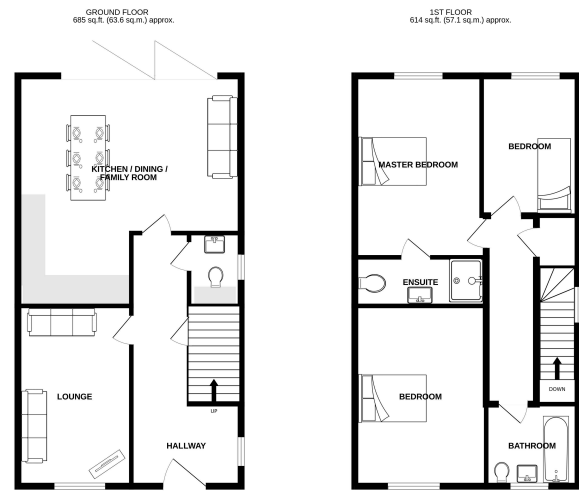


**Floor Area**  
1170 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£250 per annum

**Ground Rent**  
£0 per annum



TOTAL FLOOR AREA: 1170sq.ft. (108.7 sq.m.) approx.  
These energy ratings have been made on the basis of the assumptions of the simplified calculation (see measurement of energy ratings). They are not an assessment of the actual energy performance of the property for any one period or for any particular use. They are for information purposes only and do not constitute a guarantee of any prospective purchaser. The actual energy performance of the property may vary from the energy rating shown in its leaflet and may be affected by changes in its use or by changes in the way it is used. It is not a guarantee of efficiency or of energy use. It is given as an indication only.

**Energy performance certificate (EPC)**

4 Slacks View St. Nicholas/Water Keston CT1 9EF	Energy rating <b>B</b>	Valid until 29 January 2033
Property type Detached house		Certificate number 8637-2135-000-210- 977
Total floor area 109 square metres		

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/consultations/energy-efficiency-codes-and-fairly)  
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**Energy rating and score**

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60