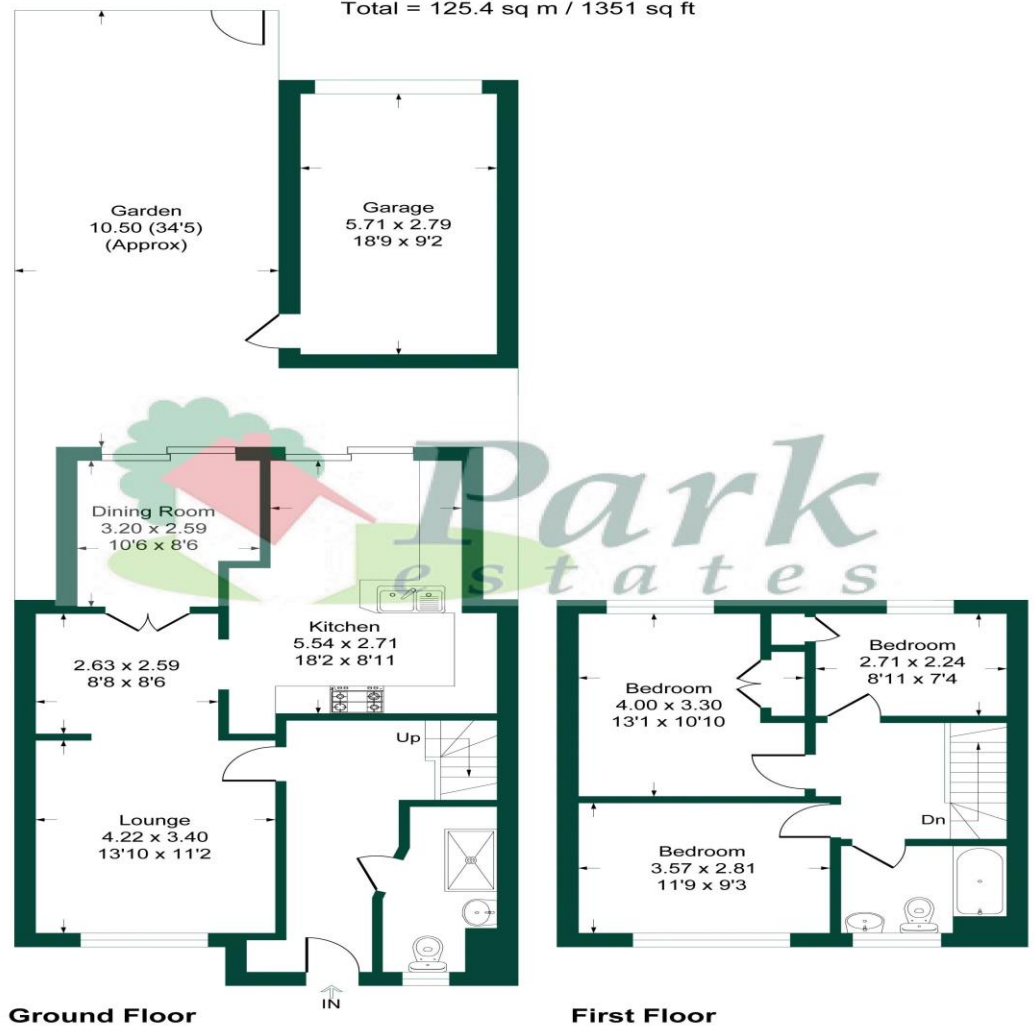




### Alder Way, BR8

Approximate Gross Internal Area = 109.5 sq m / 1179 sq ft  
Garage = 15.9 sq m / 172 sq ft  
Total = 125.4 sq m / 1351 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

In need of updating throughout is this CHAIN FREE spacious 3 bedroom terrace house, which has been extended to the ground floor and is situated in a quiet location convenient for all local amenities. With accommodation comprising of a ground floor wetroom, 3 reception rooms, large kitchen with garden access, 3 good size bedrooms and a bathroom, the property also features double glazing, gas central heating, small rear garden and a detached garage with parking for 1 car.

Local Authority: Sevenoaks  
Council Tax Band: C

