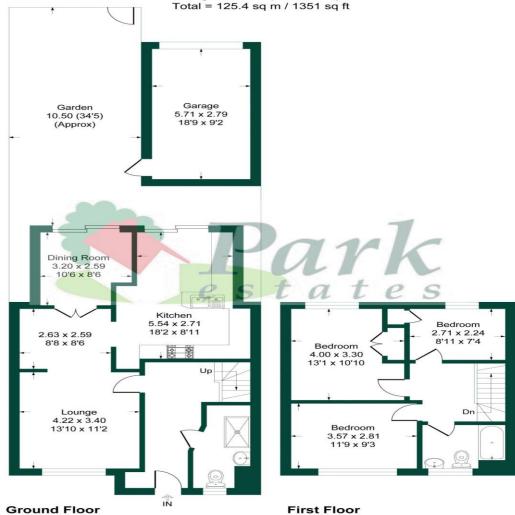


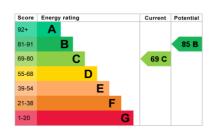
## Alder Way, BR8

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





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Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

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

















