

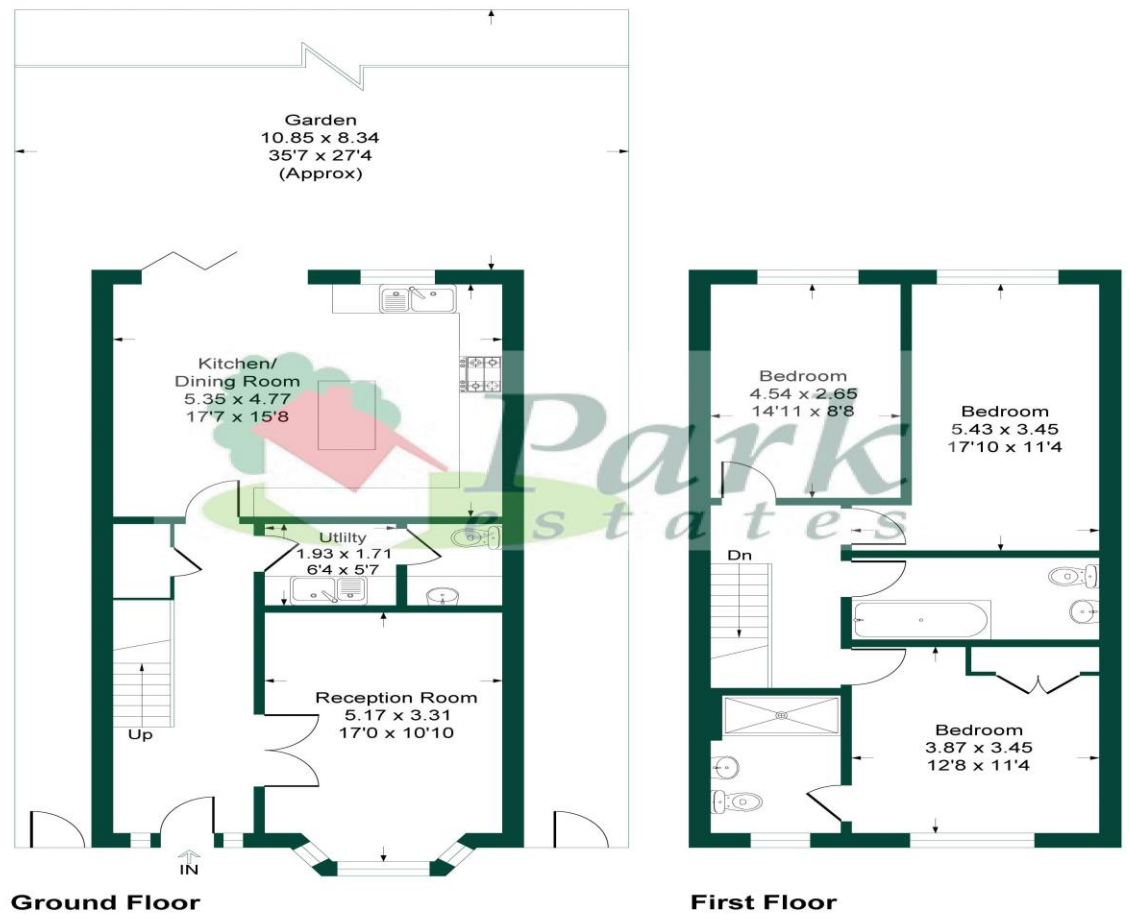


**Egerton Avenue, BR8**

Approximate Gross Internal Area = 124.6 sq m / 1342 sq ft



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



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

Park Estates are delighted to offer onto the market this deceptively spacious three bedroom detached house, built in approximately 2020. A fantastic family home, the property is well presented throughout by the current vendor, with generous accommodation comprising of entrance hall, one reception room, utility room, ground floor wc and an open plan luxury fitted kitchen / diner to the rear with bi-folding doors. To the first floor there is a luxury bathroom and three double bedrooms - the master also benefitting from an ensuite. Located within a quiet road offering convenient access to popular local schools, shops and transport links, additional benefits to note include double glazing, gas central heating, off street parking and a landscaped rear garden. Viewing is recommended.

Local Authority: Sevenoaks  
Council Tax Band: F

