



KENT
13 WROXHAM WAY

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BOWDEN
13 Wroxham Way, Fairlop

Fairlop

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Fairlop

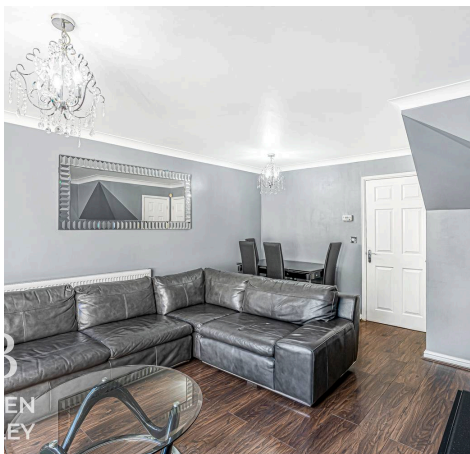
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Guide Price £400,000 - £450,000
- 2 Bedroom House
- No Onward Chain
- Exclusive Oakwood Gate Development
- Close to Claybury Park
- Allocated Parking Space
- Excellent Transport Links
- Ideal for First Time Buyers and Downsizers





Reception Room

16' 6" x 12' 7" (5.03m x 3.84m)

Kitchen

10' 5" x 5' 8" (3.18m x 1.73m)

WC

6' 5" x 2' 8" (1.96m x 0.81m)

Bedroom

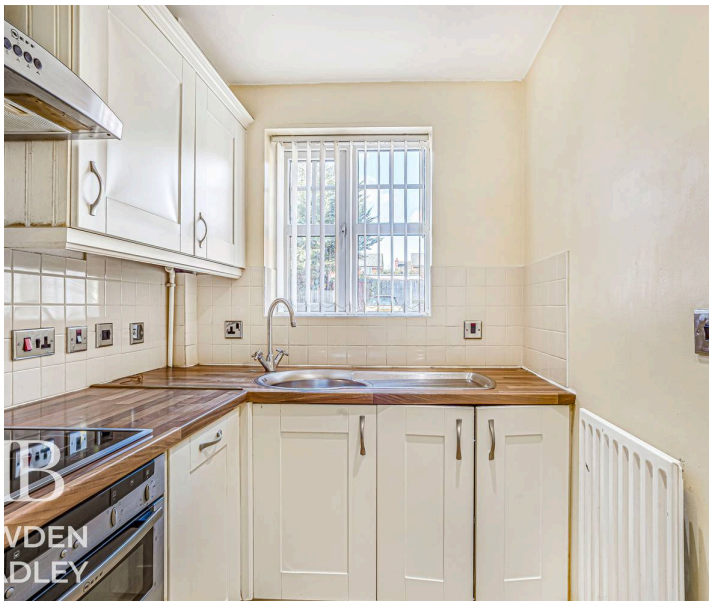
10' 5" x 12' 8" (3.18m x 3.86m)

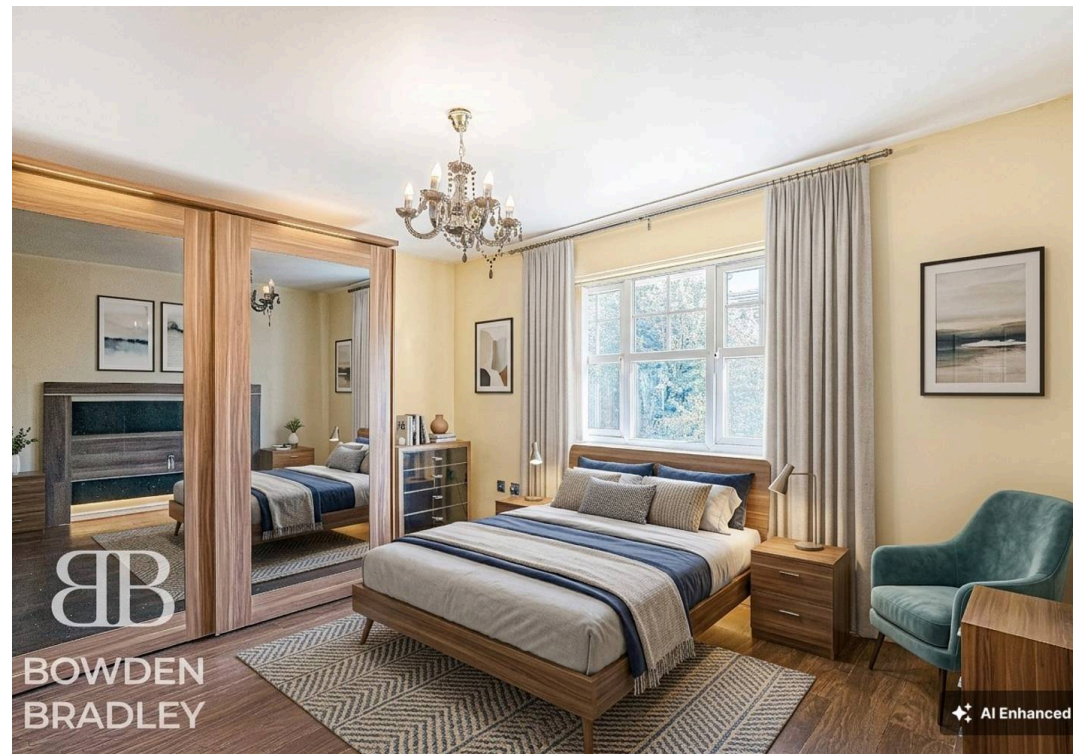
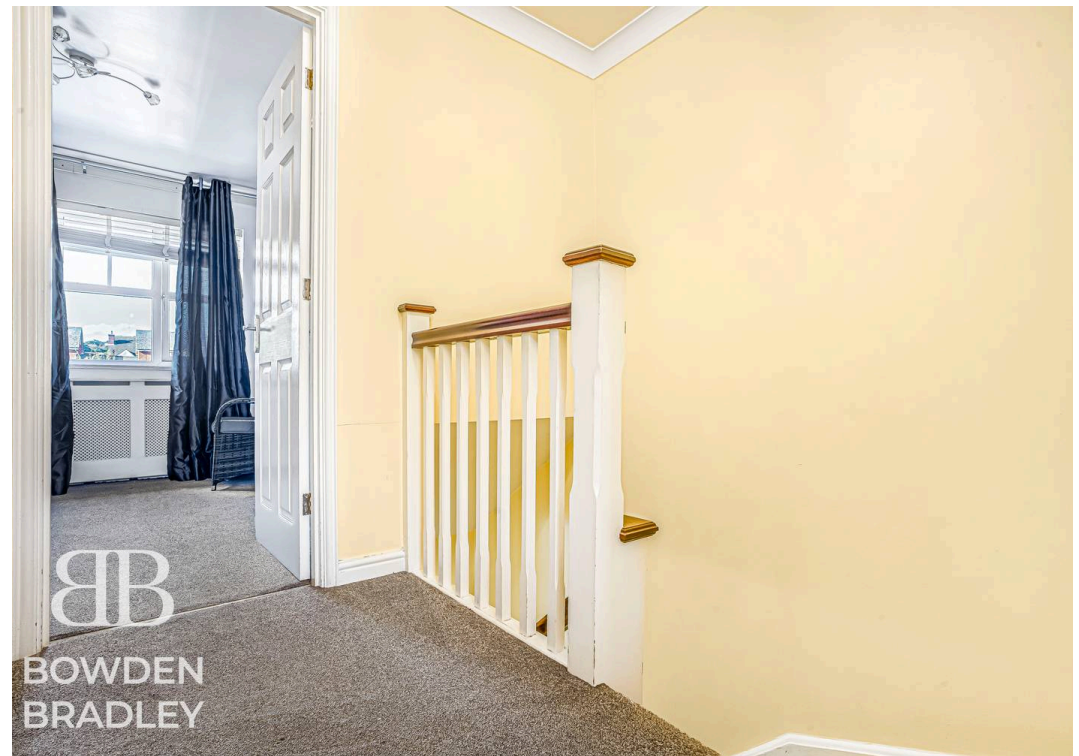
Bedroom

10' 1" x 12' 5" (3.07m x 3.78m)

Bathroom

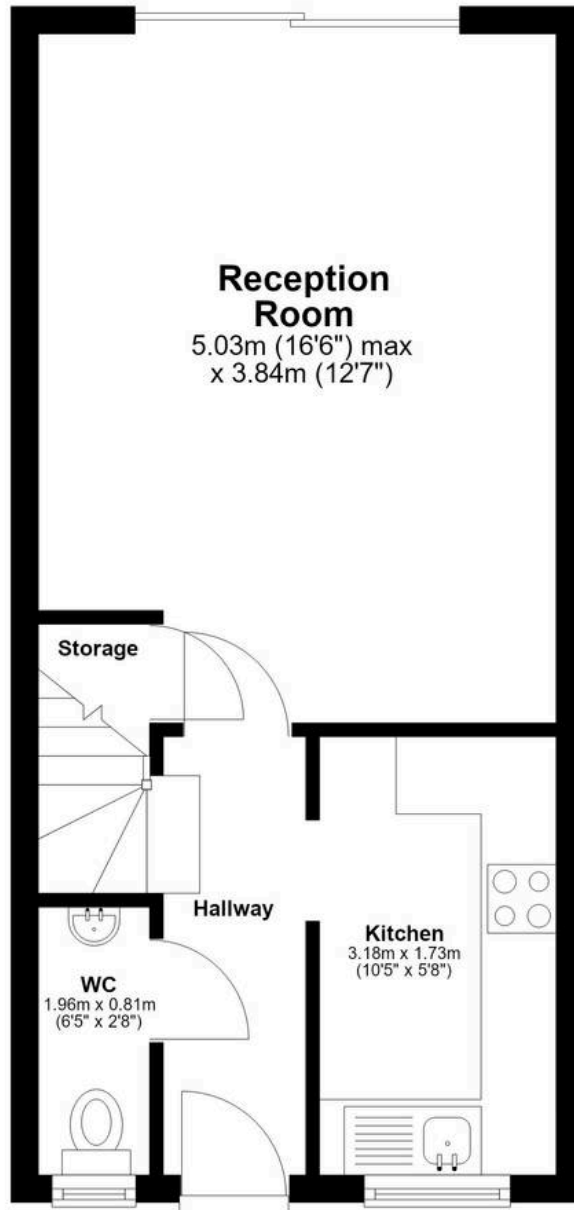
6' 0" x 5' 5" (1.82m x 1.65m)





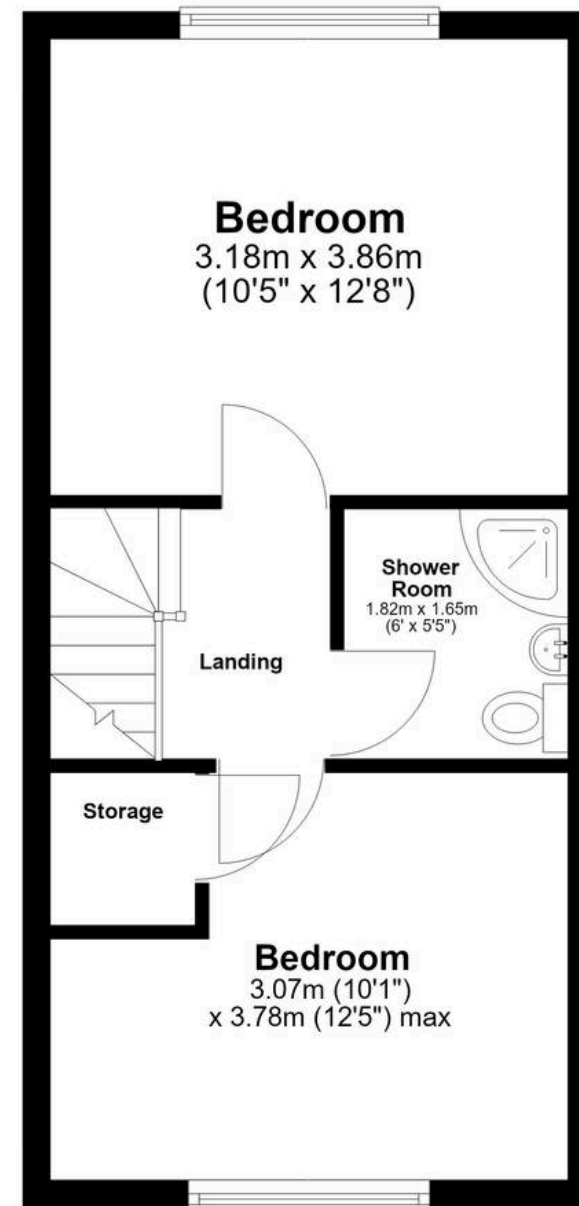
Ground Floor

Approx. 31.7 sq. metres (340.9 sq. feet)



First Floor

Approx. 31.4 sq. metres (337.6 sq. feet)



Total area: approx. 63.0 sq. metres (678.5 sq. feet)



Bowden Bradley

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