



Sinclair  Hammelton

ASKING PRICE

£750,000

Woodhurst Avenue

Kent, BR5 1AS

EPC RATING: D COUNCIL TAX BAND: F

Woodhurst Avenue, BR5

Approximate Gross Internal Area = 115.3 sq m / 1241 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 129.3 sq m / 1392 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.
EPC Planpix © (ID649943)

3



1



2



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	86
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

OFFICE ADDRESS

1 Chatsworth Parade
Kent
BR5 1EF

OFFICE DETAILS

01689 806 770
infopw@sinclairhammelton.co.uk