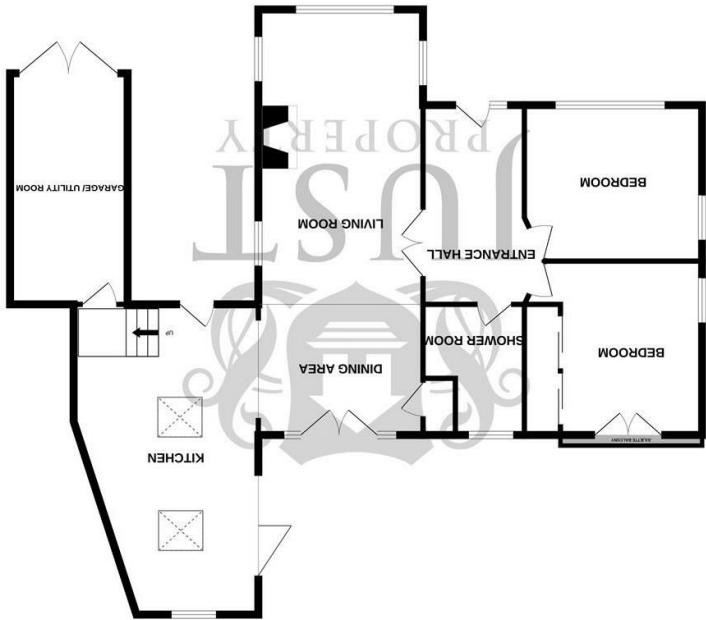




Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	Current	Potential
	Very energy efficient - lower running costs	
	Not energy efficient - higher running costs	
	83	
	68	



GROUND FLOOR



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FLOORPLANS

11 Woodland Way, Fairlight, TN35 4AU



2 Bedrooms 1 Receptions 1 Bathrooms 721.18 sq ft

11 Woodland Way, Fairlight, TN35 4AU



Freehold

£395,000





ROOM DIMENSIONS

Front Door

Entrance Hall
8'11" x 6'3" (2.74 x 1.93)

Open Plan Lounge Diner
30'7" x 12'0" (9.32m x 3.66m)

Kitchen
20'0" max x 11'3" max (6.11 max x 3.45 max)

Bedroom
12'4" x 13'1" (3.78 x 4.00)

Bedroom
13'5" x 8'11" (4.09 x 2.73)

Shower Room
8'4" x 7'2" (2.56 x 2.2)

Garage/ Utility Room
16'4" x 7'9" (5.00 x 2.38)

Front Garden

Rear Garden

Distant Countryside Views

Off Road Parking

FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Corner Plot
- Immaculate Condition throughout
- Shower Room
- 30'7" x 12'0" Lounge Diner
- Open Plan Kitchen Breakfast Room
- Garage/ Utility Room
- Renovated for Accessibility
- Sought After Village Location

