


### Directions

### Viewings

Viewings by arrangement only. Call 02033696888 to make an appointment.

### EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Floorplan

Kitchen, living and dining area:

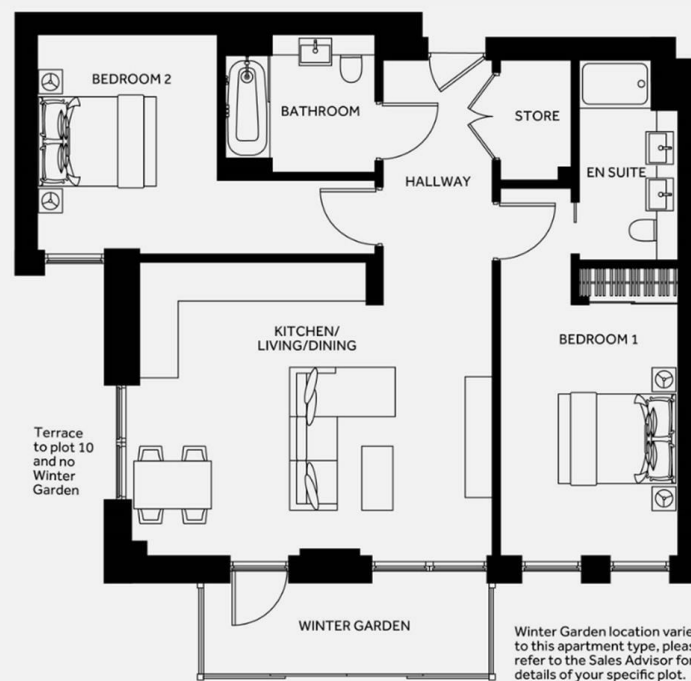
5.985m x 4.860m (19'6" x 15'11")

Bedroom 1:

4.160m x 2.950m (13'7" x 9'8")

Bedroom 2:

5.600m x 3.645m (18'4" x 12'0")



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Accept

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7DV



Council Tax Band: F

