

The logo for Sinclair Hammelton, featuring the name 'Sinclair' in green, a house icon in a green circle, and 'Hammelton' in purple.

Sinclair  Hammelton

PRICE GUIDE

£750,000

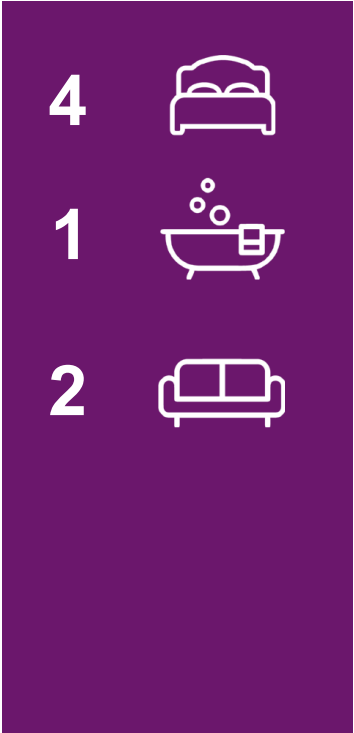
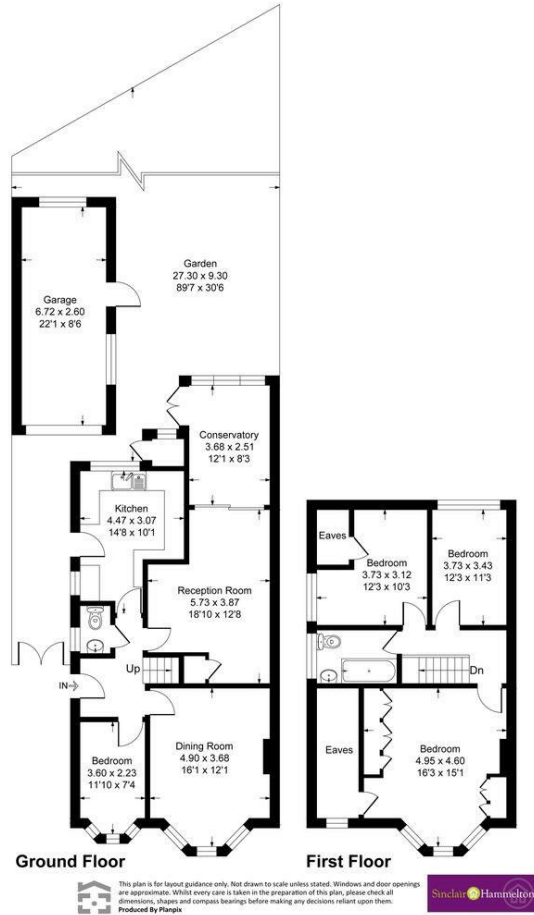
Frankswood Avenue

Orpington, BR5 1BP

EPC RATING: E COUNCIL TAX BAND: F

Frankswood Avenue, Petts Wood, Orpington, Kent, BR5

Approximate Gross Internal Area = 120.8 sq m / 1301 sq ft
 Garage = 17.4 sq m / 188 sq ft
 Total = 138.2 sq m / 1489 sq ft



| 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 | 51 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 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



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