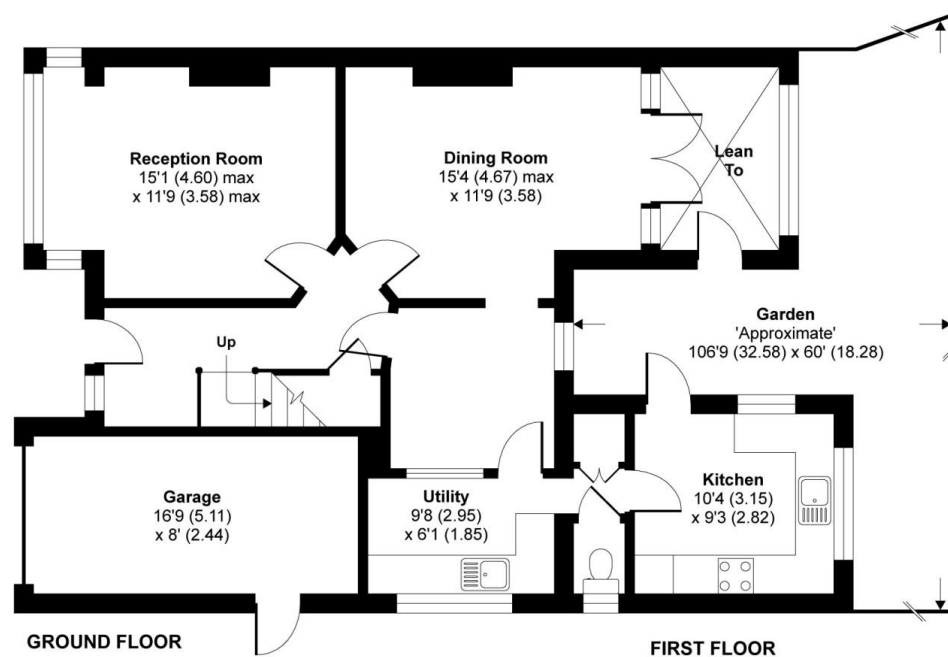
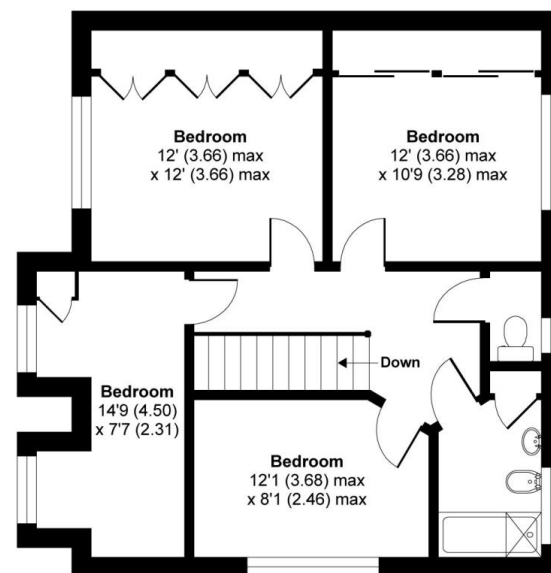


Seabrook Drive, West Wickham, BR4

APPROX. GROSS INTERNAL FLOOR AREA 1539 SQ FT 142.9 SQ METRES (EXCLUDES LEAN TO & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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AGENTS NOTE

Langford Russell as our agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.

7 High Street
BR4 0LP

Tel: 020 8432 7373

Email: Westwickham@langfordrussell.co.uk

Members of:



£650,000 F/H



Well Positioned Four Bedroom Family Home

- Four Generous Bedrooms
- Modern Fitted Kitchen
- Family Bathroom & Separate WC
- Desirable Cul-De-Sac Location
- Close To Station
- Three Reception Areas
- Utility Room & Cloakroom
- 106FT Garden
- Access To Hawes Down School
- Energy Efficiency Rating D

7 High Street
BR4 0LP

Tel: 020 8432 7373

Email: Westwickham@langfordrussell.co.uk

Members of:



10 Seabrook Drive BR4 9AJ

CHAIN FREE. This four bedroom semi-detached is well positioned in a desirable cul de sac location with access to Hawes Down Primary School as well as both high streets and train stations at West Wickham and Hayes.

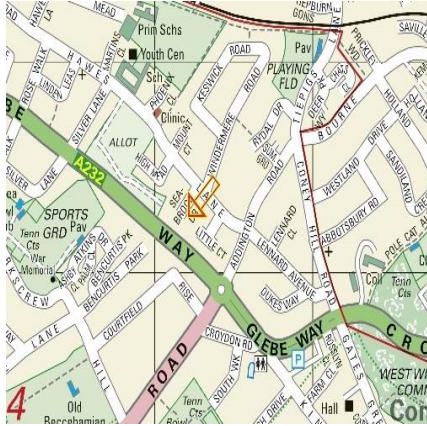
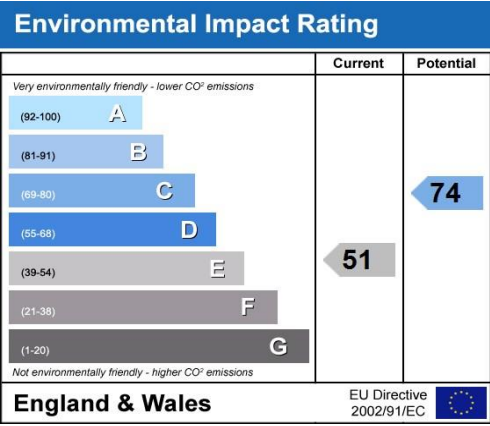
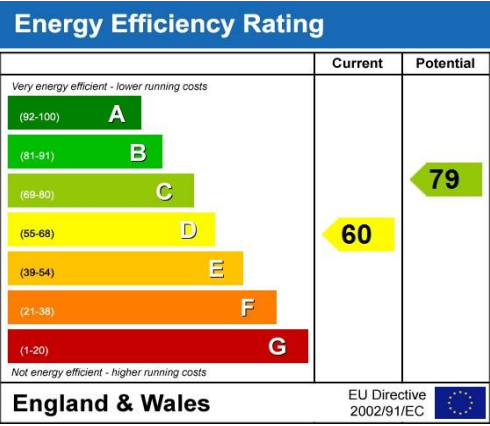
Internally the home briefly comprises entrance hall, lounge to the front, dining room leading to a lean to, third reception area providing access to the utility, cloakroom WC and modern fitted kitchen. To the first floor, the landing provides access to four generous bedrooms, family bathroom and separate WC.

Externally the drive offers parking for numerous vehicles whilst to the rear, the 106ft garden offers ample of space for the whole family.

This lovely home demands your internal inspection so call today to arrange your viewing appointment.

Energy Efficiency Rating D.

£650,000 F/H



Energy Performance Certificate



10, Seabrook Drive, WEST WICKHAM, BR4 9AJ

Dwelling type: Semi-detached house

Date of assessment: 07 November 2016

Date of certificate: 07 November 2016

Reference number: 8206-7229-4179-2823-9906

Type of assessment: RdSAP, existing dwelling

Total floor area: 140 m²

Use this document to:

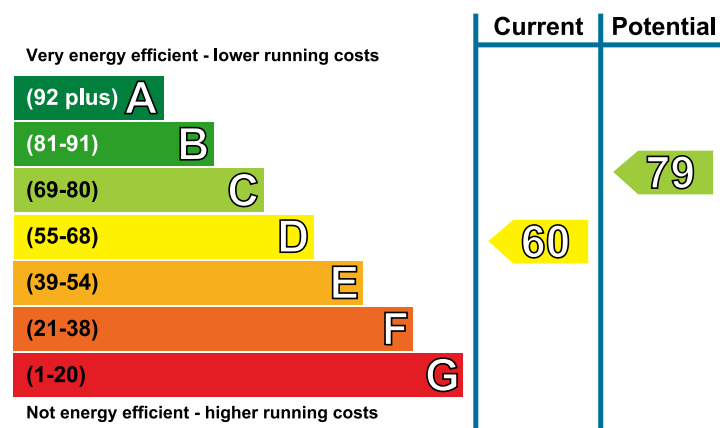
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,020
Over 3 years you could save	£ 1,344

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	
Heating	£ 3,369 over 3 years	£ 2,145 over 3 years	
Hot Water	£ 369 over 3 years	£ 249 over 3 years	
Totals	£ 4,020	£ 2,676	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,062	
2 Floor insulation (suspended floor)	£800 - £1,200	£ 159	
3 Solar water heating	£4,000 - £6,000	£ 123	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.