



GROUND FLOOR
 APPROX. FLOOR AREA
 595 SQ. FT.
 (55.26 SQ. M)

FIRST FLOOR
 APPROX. FLOOR AREA
 431 SQ. FT.
 (40.05 SQ. M)

TOTAL APPROX. FLOOR AREA 1026 SQ.FT. (95.31 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Francis Lane
 Kings Hill ME19 4GX
 £1,350 PCM



3 bedroom end of terrace with single garage and driveway. AVAILABLE NOW. Situated in a quiet Cul De Sac position a stones throw away from The Discovery School, a short walk from the Sports Park and woodland walks.

The property comprises entrance hall, kitchen/diner (with double ovens, gas hob, fridge/freezer and washing machine), reception room to rear over looking the garden, cloakroom W/C, master bedroom with fitted wardrobes and ensuite shower room, family bathroom and further two bedrooms.

Externally there is a rear garden, to the side a single garage and parking space in front of garage and further informal parking space to the rear.

Pets considered at £20pcm pet rent per pet. Short term let consider at extra £150pcm.

- End of Terrace House
- 3 Bedrooms
- 2 Bathrooms
- Kitchen/Diner
- Sitting Room
- Garage & Driveway
- Additional informal parking space to rear
- Garden
- Pet Considered at £20pcm pet rent
- AVAILABLE NOW



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83	83	83

Energy Efficiency Rating: A (83-91), B (69-82), C (55-68), D (39-54), E (23-38), F (9-18), G (1-8).
 Environmental Impact (CO₂) Rating: A (83-91), B (69-82), C (55-68), D (39-54), E (23-38), F (9-18), G (1-8).



ADDITIONAL INFORMATION

Council Tax Band E
 UPVC Double Glazing
 Gas Central Heating
 EPC Rating B

DISCLAIMER

All dimensions are approximate and any floor plans are for guidance purposes only. Reference to appliances and/or services does not imply that they are necessarily in working order. Whilst we endeavor to make our sales particulars as accurate as possible, all interested parties must verify their accuracy themselves.

