

3 Bed Semi-Detached In Northdown Road Longfield, Longfield, DA3 7QW

£480,000





SHORT DESCRIPTION

Property Ref- 15193 DESCRIPTION- 99home are delighted to market this immaculately presented and spacious three bedroom family home. With No Chain. Comprising lounge, dining room, kitchen & utility room. And to the first floor bathroom and utility area on the ground floor and on the first floor there are four bedrooms with an additional bathroom. The property also benefits from driveway parking, garage and private rear garden. Must see opportunity. ACCOMMODATION; Lounge Dining room Kitchen Utility Bedroom 1. bedroom 2. Bedroom 3. Bathroom Garage Gardens LOCATION. Situated only a short walk to all the amenities in Longfield Property Type- Semi-detached Full selling price- £480000.00 Pricing Options- Guide Price Tenure- Freehold Council tax band- E EPC Rating- C Outside Space- Front Garden, Rear Garden, Patio Parking- Garage, Driveway Heating Type- Gas Central Heating Chain Sale or Chain Free- Chain free Possession of the property- Self-Occupied -----

3

Bed Room(s)

1

Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Ground Floor
Approximate Floor Area
(Excluding Garage, Garden and Patio)
637 sq. ft.
(59.2 sq. m.)



First Floor
Approximate Floor Area
488 sq. ft.
(45.3 sq. m.)

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	88 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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