



Woodcote, Wrotham Road,  
Culverstone, DA13 0RE  
Asking Price £775,000

**Kings**

A substantial detached family home that has been extended to provide spacious well proportioned accommodation and set back from the road offering seclusion and privacy. The home is presented in very good order and is offered to the market with no onward chain.

## Summary

- Close to school and shops
- Council tax band F
- EPC rated D
- 4 good sized bedrooms
- Luxury en-suite
- Impressive entrance hall
- Fitted kitchen with granite work tops
- limestone/hardwood flooring to ground floor
- Ample parking
- No onward chain

## Description



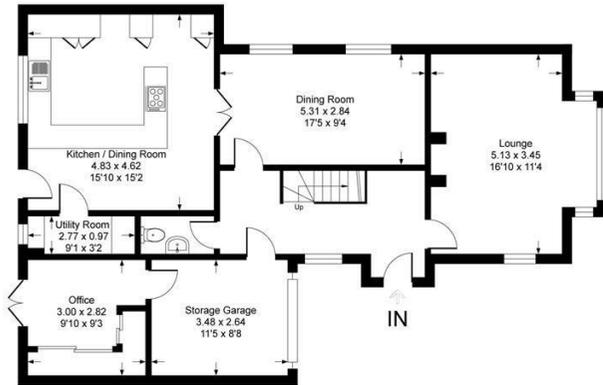
# Location



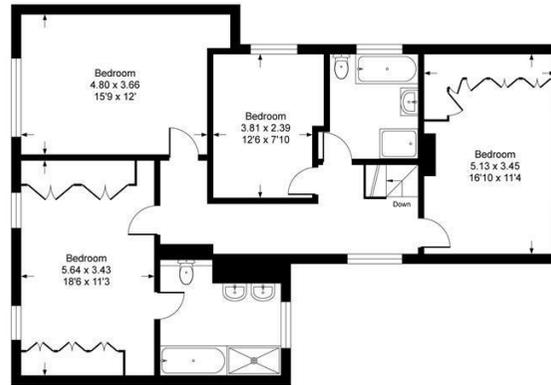
## Wrotham Road, DA13

Approximate Gross Internal Area = 195 sq m / 2101 sq ft

Garden  
21.90 x 11.08  
71'10 x 36'4  
(Approx)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Planpix



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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