

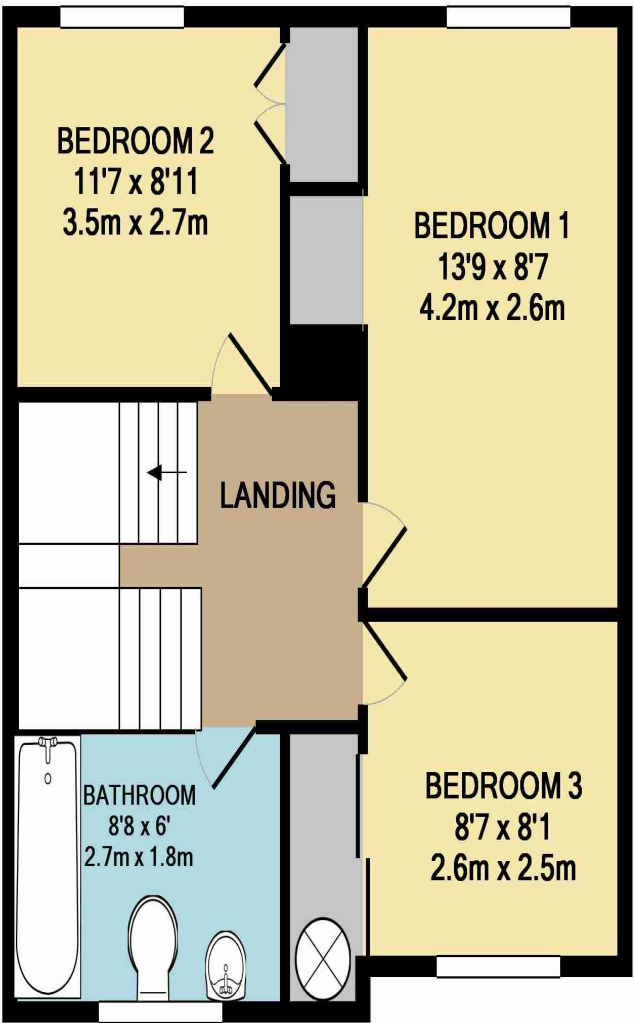
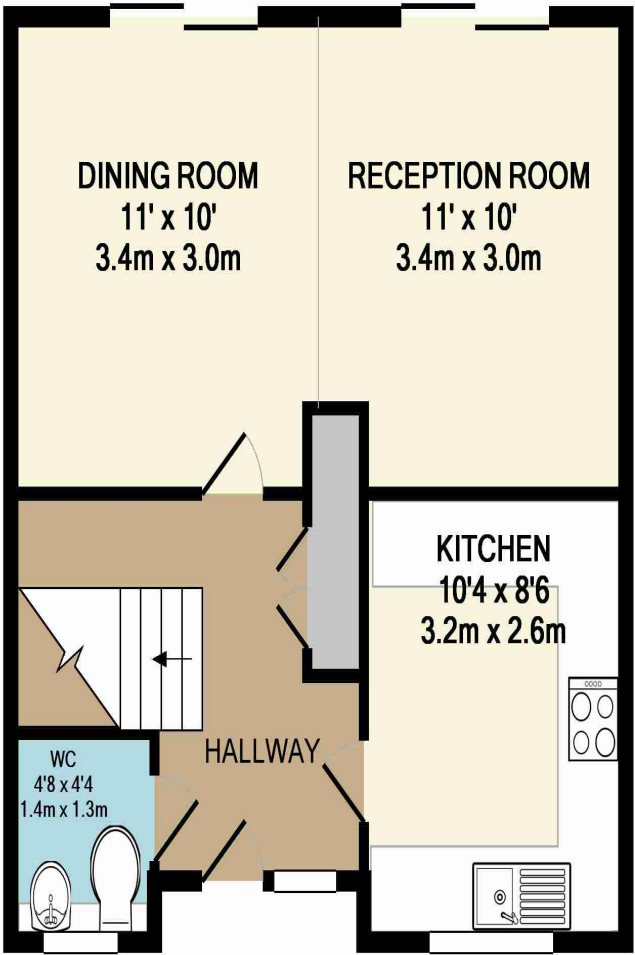
# Latimer Court, Kempton Walk

## £235,000



**A three bedroom end of terrace house with garage in Kempton Walk. Situated at the end of a quiet cul-de-sac. Offered to the market in good decorative order and 'chain free'. The ground floor comprises of an entrance hall with W.C. A bright and spacious SW facing lounge, with separate dining area with Italian porcelain floor tiles, modern fitted kitchen with Italian marble splash backs to include fully integrated appliances an electric fan oven and gas hob, fridge, freezer and dish washer. The first floor comprises two double bedrooms, one single bedroom, including quality made to measure window shutters and blinds, plenty of storage and a family bathroom with three piece suite. The property also benefits from having private access to the bus stop, with direct routes to Bromley & Croydon. Garage with additional off road parking. Gas central heating and double glazing.**

**Disclaimer:** Please note these particulars whilst believe to be accurate are set out as guidelines only and do not constitute any part of an offer or contract.



GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 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 mis-statement. 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Very energy efficient - lower running costs</div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div>			
<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>Not energy efficient - higher running costs</div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	