

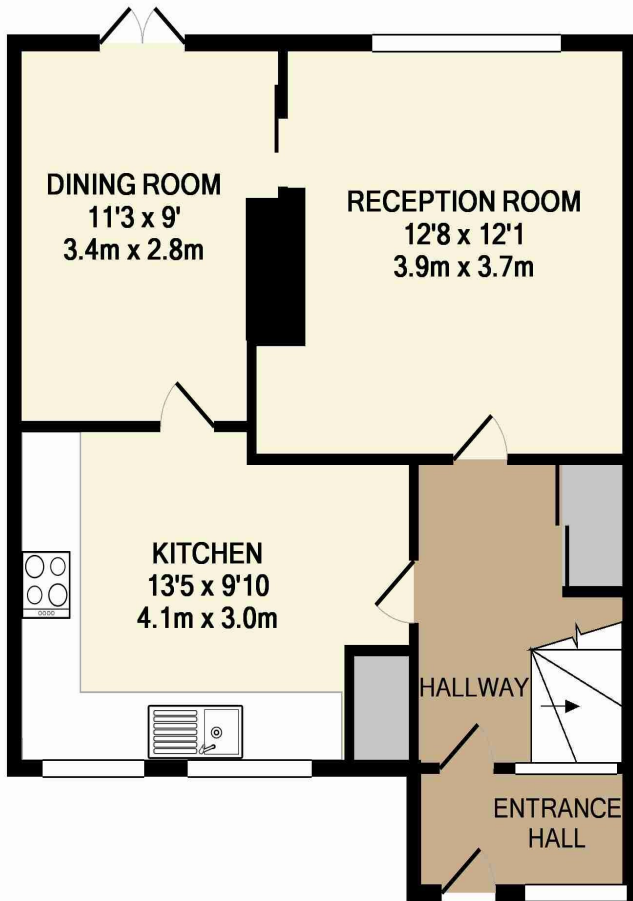
## Longheath Gardens



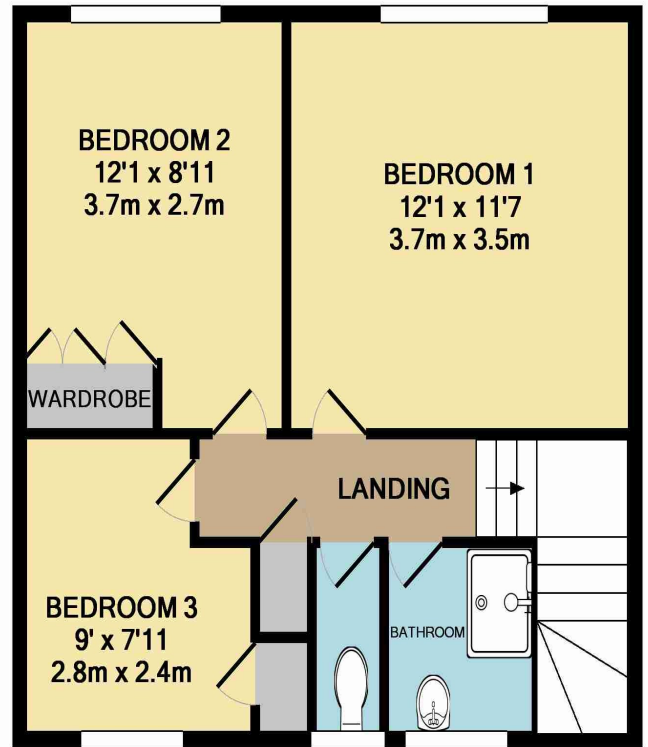
**A three bedroom terrace house situated within 0.25 miles of transport facilities including Arena Tram Stop, Elmers End Tram Stop with access into Croydon plus Elmers End Train Station for commuting into London, you also have Tesco's megastore close by. Schools in the area consists of Monks Orchard Primary School, Oasis Academy Shirley Park Primary School and Edenham High School to name a few.**

**The property comprises of a porch with a second front door for security leading to the entrance hall with under stairs storage cupboard, kitchen, dining room, and lounge. The first floor comprises of two double bedrooms, single bedroom, shower room and W.C.**

**The property also benefits from a lovely rear garden with a garage at the rear with communal access, gas central heating, double glazing and is offered chain free.**



GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 893 SQ.FT. (83.0 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  
 Made with Metropix ©2012

**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.**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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.