



## 10 Hookwood Cottages Hookwood Road, Pratts Bottom, Kent, BR6 7NU

\*\*\*\*\*GUIDE PRICE £400,000-£420,000\*\*\*\*\*

Nestled in the charming village of Pratts Bottom, this delightful mid-link terrace house on Hookwood Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The single bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this home is the good-sized garden, providing a lovely outdoor space for relaxation, gardening, or entertaining guests. The property also benefits from off-street parking for three vehicles, ensuring that you have a secure place for your car.

Being chain-free, this home presents a smooth transition for potential buyers, allowing for a quicker move-in process. The village location adds to the appeal, offering a sense of community while still being within easy reach of local amenities and transport links.

This three-bedroom terrace house is a wonderful opportunity for anyone looking to settle in a peaceful area with a welcoming atmosphere. Don't miss the chance to make this lovely property your new home.

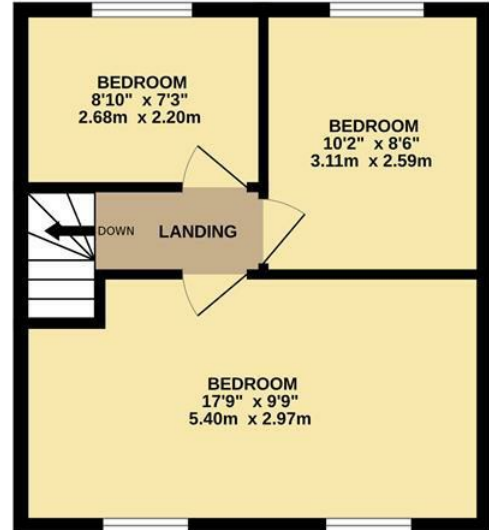
- Chain free 3 bed terrace house
- Off street parking
- Pratts bottom village location
- Good size garden
- Council tax C
- EPC rating to be confirmed

**£400,000**

GROUND FLOOR  
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		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>			
(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		