



Saxonwood Road
Battle, TN33 0EY

£925,000 Freehold

Wyatt
Hughes

SAXONWOOD ROAD, BATTLE, TN33 0EY

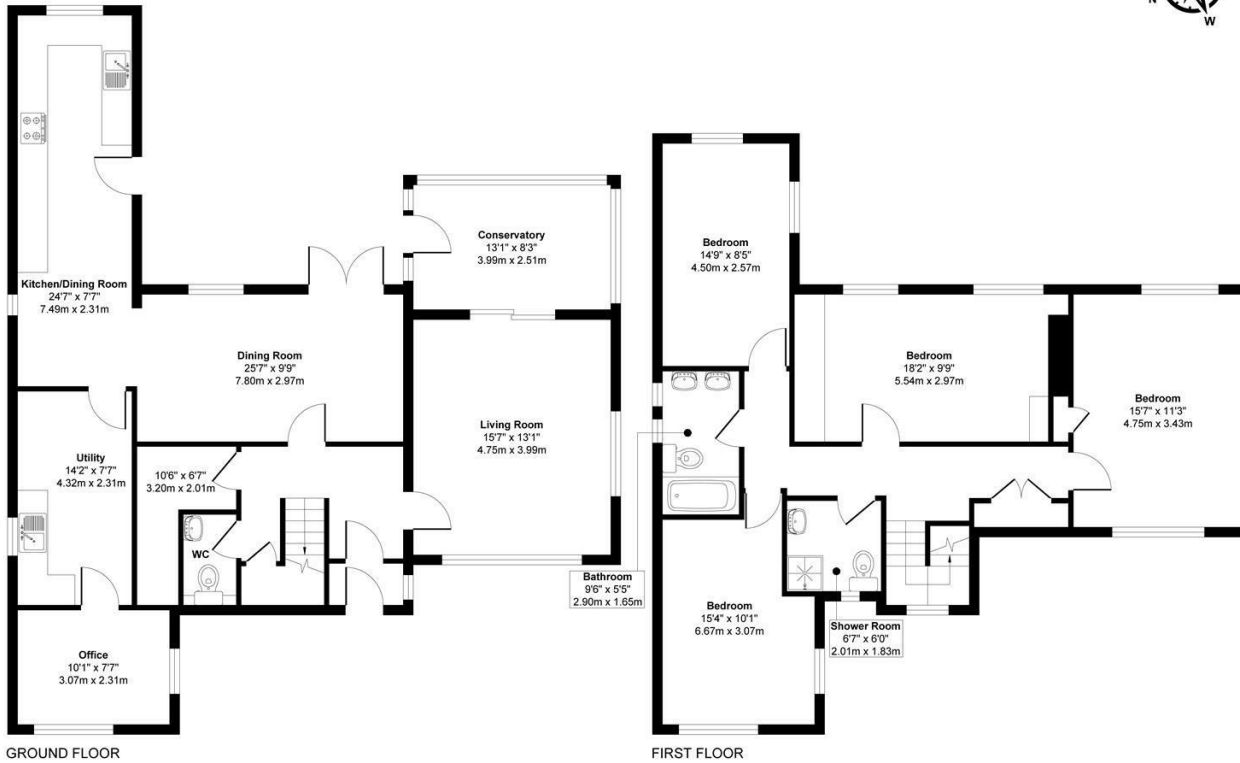
£925,000 £925,000 FREEHOLD



- TAX BAND F • 1937 SQ FT • FOUR BEDROOM DETACHED HOUSE • EXTENSIVELY RENOVATED OVER RECENT YEARS • FOUR RECEPTION ROOMS • BATHROOM, SHOWER ROOM AND WC • STUDY, BOOT ROOM AND LARGE UTILITY ROOM • NO ONWARD CHAIN • HIGHLY DESIREABLE SECLUDED ROAD WITHIN EASY REACH OF THE TOWN CENTRE • EPC RATING C



Aysgarth
 Approximate Gross Internal Floor Area
 1937 sq. ft / 179.95 sq. m



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

**Wyatt
 Hughes**

