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MARRIOTT VERNON
ESTATE AGENTS



114F Sunningvale Avenue, Westerham, TN16 3TT

Asking price £425,000

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114F Sunningvale Avenue

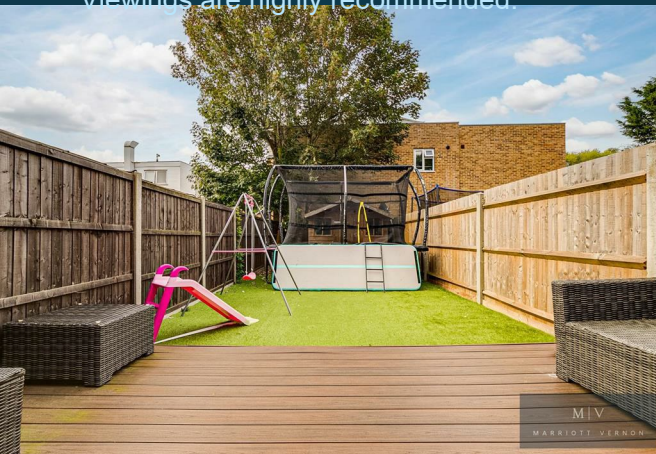
Westerham, TN16 3TT

Marriott Vernon are delighted to welcome to the market this well presented three bedroom terraced family home boasting a low maintenance private garden and driveway providing off street parking. Ideally situated in a popular Biggin Hill location, the property offers bright, well proportioned accommodation with modern interiors throughout. Features include a generous lounge/diner, well equipped kitchen, first floor family bathroom, master en-suite, guest WC, gas central heating, double glazing and ample inbuilt storage.

Accommodation comprises entrance hall with stairs rising to the first floor and access to guest WC, leading into the rear aspect reception room with double doors to the rear onto the decked patio and all-weather surface garden beyond. The separate kitchen comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, wall mounted electric oven, and further space for appliances. To the first floor, there are two well proportioned bedrooms, plus a family bathroom with modern white three piece suite. The second floor is spanned by a generous master bedroom with inbuilt storage and access to en-suite shower room.

The property is superbly located close to Biggin Hill's variety of shops and amenities, including a Waitrose supermarket and Tesco Select. The larger nearby towns of Orpington and Bromley offer a further larger array of shops, bars and restaurants, as well as mainline railway stations providing links to Central London. The area is also well served by excellent local schools, lovely open spaces and bus routes to Bromley, New Addington with tramlinks to East Croydon .

Viewings are highly recommended



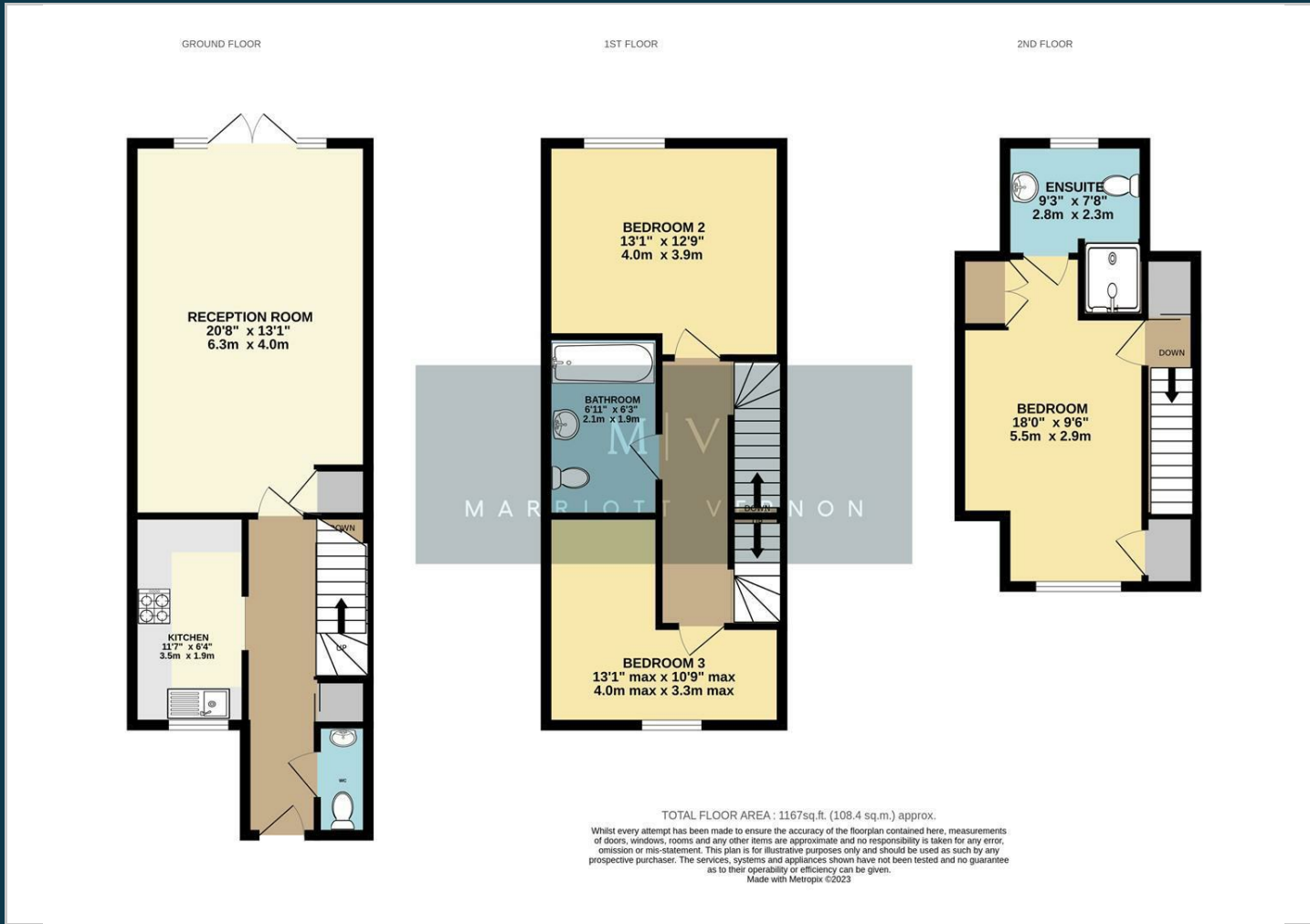




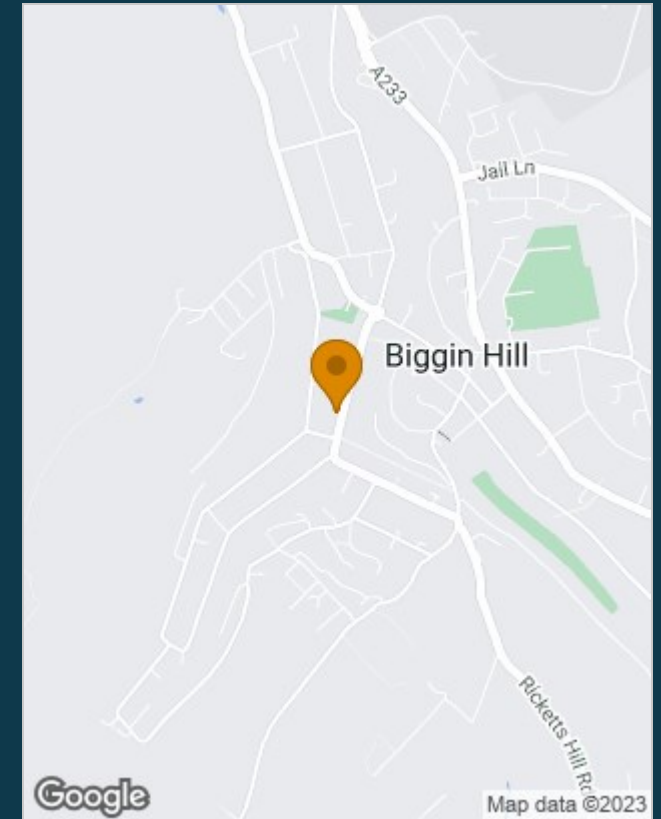
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Floor Plans



Location Map



Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Ewhurst Avenue, South Croydon, CR2 ODL
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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		