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ESTATE AGENTS

6 Sunningvale Avenue, Westerham, TN16 3BT

Offers in excess of £800,000



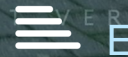
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# 6 Sunningvale Avenue

Westerham, TN16 3BT

Enjoying a secluded elevated position with breath-taking panoramic views over the surrounding countryside, Marriott Vernon proudly present this unique three bedroom detached family residence, with generous off street parking and outstanding private gardens. Approached via a sloping driveway in a sought after Biggin Hill location, the property offers bright and spacious, versatile accommodation with stylish interiors and high quality finish throughout. Features include a large main reception room with impressive brick surround fireplace and exposed beams, well equipped kitchen and utility area, luxury family bathroom, further reception, whilst to the first floor is a master bedroom with two balconies with far-reaching views, modern en-suite bathroom, office/bedroom and a dressing room/additional bedroom along with gas central heating and double glazing.

The flowing accommodation provides excellent expansive living space, with flexible and adaptable layout, blending character appeal with modern comfort.

Externally, the rambling gardens occupy a number of levels, laid to lawn with planted areas and mature trees and shrubs. A large sun terrace to the entry level provides a mediterranean style haven overlooking the hills and valley below, with a raised decking area and ornamental fishpond.

The property is superbly located within easy reach of Biggin Hill's variety of shops and amenities, including a Waitrose supermarket. 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 and lovely open spaces.

Viewings are highly recommended.







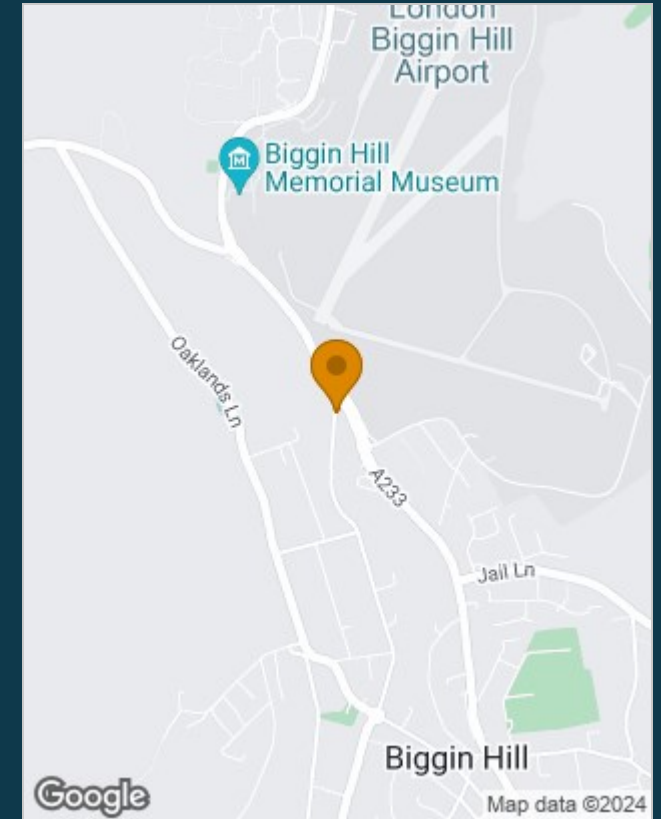
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## Floor Plans



## 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.

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | 79        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 51                         |           |
| (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<br>2002/91/EC |           |

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.