

Sinclair  Hammelton

ASKING PRICE

£500,000

Lullarook Close

Biggin Hill, TN16 3XG

PROPERTY SUMMARY

This three bedroom linked detached house is meticulously presented and nestled in the corner of this quiet cul-de-sac location close to countryside walks and popular Oaklands infant and primary school. The property is CHAIN FREE and has been much improved by the current owners to include a modern fitted kitchen and bathroom, neutral decor and quality fitted carpets. Externally, there is a landscaped rear garden, garage and driveway. This is a popular road and would make a fantastic first time buy or next step up the ladder. EPC: D

Freehold
COUNCIL TAX - E
Construction - Traditional
Mains Services - Yes and metered water supply
Heating System - Gas radiators
Broadband – 1800 mbps
Mobile coverage - 80%
Restrictive covenants – No

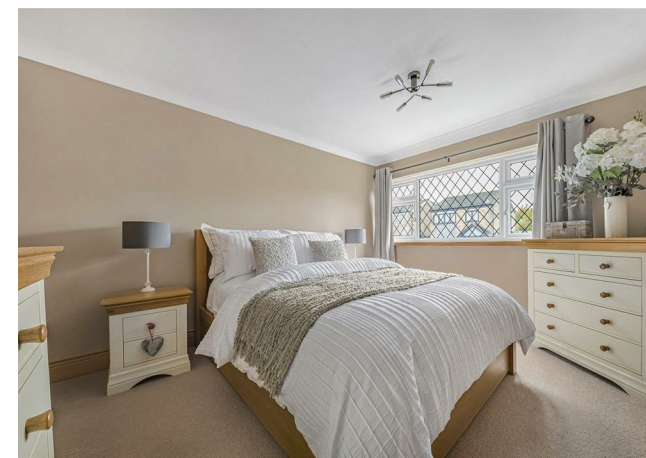
3



2



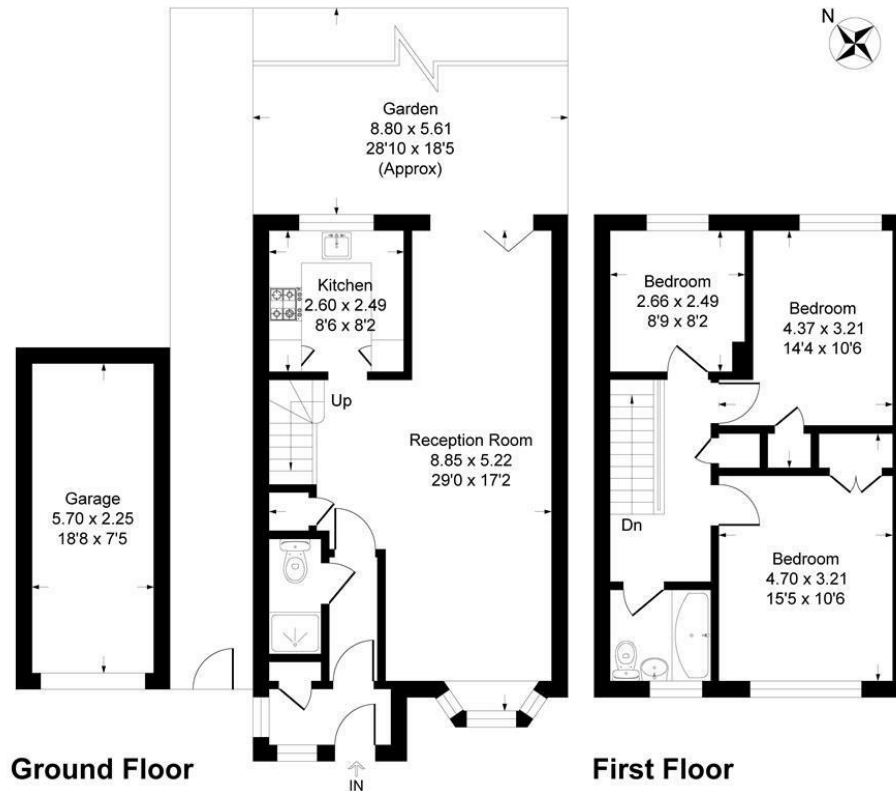
1





Lullarook Close, TN16

Approximate Gross Internal Area 90.0 sq m / 970 sq ft
 Garage = 12.8 sq m / 138 sq ft
 Total = 102.8 sq m / 1108 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced By Planpix

LOCAL AUTHORITY

Bromley

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair **Hammelton**

OFFICE ADDRESS

1&2 The Grange
 Westerham
 Kent
 TN16 7AH

OFFICE DETAILS

01959 587 460
 infowh@sinclairhammelton