



# 125

— YEARS OF —

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**BRENTOR BUNGALOW**

JOHN'S ROAD, TATSFIELD, WESTERHAM, KENT TN16 2AP



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## **BRENTOR BUNGALOW, JOHN'S ROAD, TATSFIELD, WESTERHAM TN16 2AP**

A dilapidated detached bungalow with scope for redevelopment (subject to planning), situated within a plot extending to 0.225 acres in the village of Tatsfield, Westerham.

GUIDE PRICE £250,000 FREEHOLD



### **DESCRIPTION**

Brentor Bungalow presents an exciting opportunity for the redevelopment of a dilapidated detached bungalow and outbuilding set within gardens extending to 0.225 acres within the favoured village of Tatsfield. The property is situated in a strategic position surrounded by adjoining residential properties to the north, east, and west. The existing bungalow has an approximate footprint of 709 sq ft (TBV).

**WHAT3WORDS:** The land can be located at [///motion.pushy.firm](https://www.what3words.com/lookup/:///motion.pushy.firm)

### **DIRECTIONS**

The property is accessed via the private John's Road, which is shared by a number of residential properties. The bungalow does not currently have off-road vehicle parking, and is accessed via a pedestrian gate off the road. There may, however, be scope to provide a vehicle access, subject to obtaining the necessary consents.

**METHOD OF SALE:** The property is offered for sale by Private Treaty. For any queries, please contact the selling agent.





**TENURE:** Freehold

**SERVICES & UTILITIES:** The property is connected to services. Interested parties should rely on their own enquiries as to the availability of local services.

**DIRECTIONS:** Approaching Tatsfield via Ship Hill to the south, turn right onto Westmore Road just after passing the Village Hall. Continue for 0.2 miles along what merges to become Paynesfield Road, before turning right onto John's Road. After a further 0.1 miles along John's Road, the entrance to Brentor Bungalow will be located on the left-hand side.

**LOCAL AUTHORITY:** Tandridge District Council (01883 722000)

**COUNCIL TAX:** Band X **EPC:** X (XX)

**FLOOD & EROSION RISK:** **Property flood history:** None **Rivers and the sea:** None **Surface Water:** None **Reservoirs:** None **Groundwater:** None  
(Visit [flood-map-for-planning.service.gov.uk](http://flood-map-for-planning.service.gov.uk) or enquire with the office for more information).

**VIEWING:** At any reasonable time during daylight hours. Contact Will Jex for more information. Paddock Wood Office: 01892 832325 (Option 3).

**PARTICULARS, PLANS AND SCHEDULES:** The particulars and acreages stated, together with the plans are believed but not guaranteed to be correct. They are given by the Agents to assist viewers but are specifically excluded from any contract. Prospective purchasers must satisfy themselves as to the information enclosed.

**IMPORTANT NOTICE:** Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property.

In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR), we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property.

**MONEY LAUNDERING REGULATION:** In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all vendors and purchasers. You will need to supply information required for us to complete our identification checks which will include your date of birth, main residential address and a colour copy of your passport or photo driving licence. Lambert & Foster apologise for any inconvenience this may cause, but it is a legal requirement. Lambert & Foster will not be able to conclude a sale on your behalf to any person or people who are unable to provide confirmation of identification. Note: Lambert & Foster currently employs the services of Smartsearch to verify the identity and address of vendors/purchasers.





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Wadhurst, East Sussex TN5 6AA

**HYTHE, KENT**

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Westenhanger, Hythe CT21 4HU

**CRANBROOK, KENT**

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