

GUIDE PRICE

**£400,000**

**Hartley Road**

Kent, TN16 1EG



## PROPERTY SUMMARY

GUIDE PRICE £400,000 - £425,000 Nestled on the sought-after Hartley Road in Westerham, Kent, this charming two bedroom semi-detached family home is a perfect blend of comfort and modern living. The property boasts a well-presented interior, featuring two spacious double bedrooms and a contemporary family bathroom

The fitted kitchen is a delightful space, and leads to a utility room which could be used as a workspace/study. The property also benefits from double glazing and gas central heating.

Outside, the property is complemented by a lovely rear garden with a generous patio area. Additionally, off-street parking for three cars adds to the convenience of this lovely home, making it an ideal choice for families or professionals seeking a peaceful yet accessible location. Hartley Road is conveniently located for Westerham High Street with it's array of coffee shops, restaurants and bars, whilst access to the M25 is nearby.

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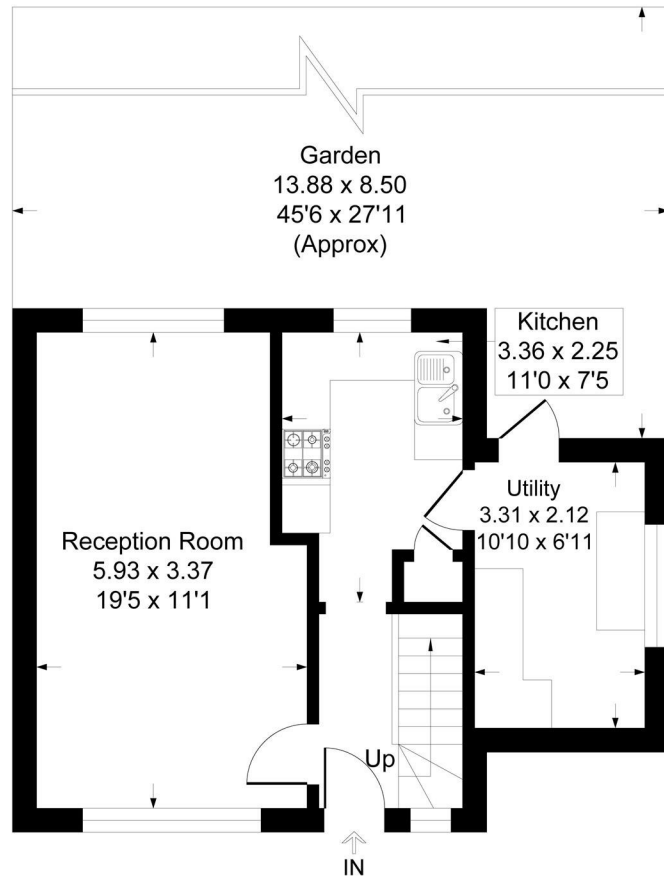


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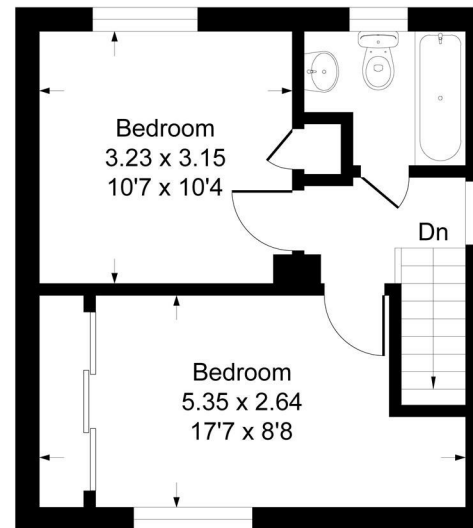




**Ground Floor**

## Hartley Road, TN16

Approximate Gross Internal Area  
70.4 sq m / 759 sq ft



**First Floor**



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

#### TENURE

Freehold

#### EPC RATING

C

#### COUNCIL TAX BAND

C

#### 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	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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**

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