



GUIDE PRICE

£475,000

Lullarook Close

Westerham, TN16 3XG

PROPERTY SUMMARY

**** Guide Price £475,00 - £500,000 **** A beautifully presented and refurbished Three bedroom linked detached family home, offered CHAIN FREE . The property has been modernised by the current owners, to include re-wiring, new plumbing, quality fitted kitchen with integrated appliances, new windows and is tastefully decorated with bright neutral colours. Further benefits include a garage with own driveway and a larger than average garden for the close. EPC: D

Freehold
COUNCIL TAX - E
Construction - Traditional
Mains Services - Yes
Heating System - Gas radiators
Broadband – TBC
Mobile coverage - TBC
Restrictive covenants – Yes

3

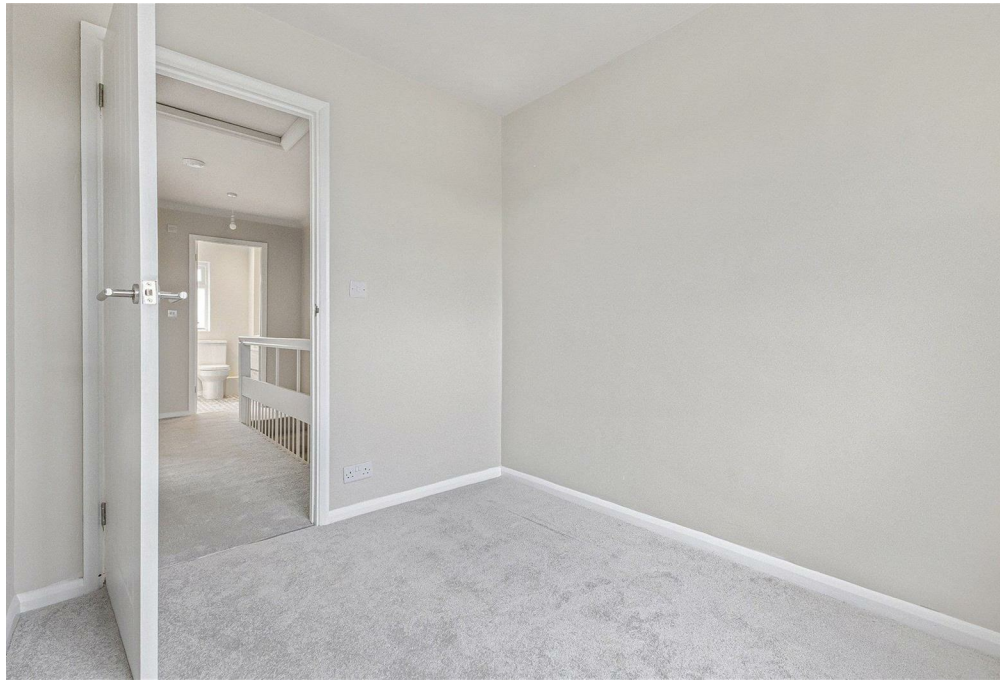


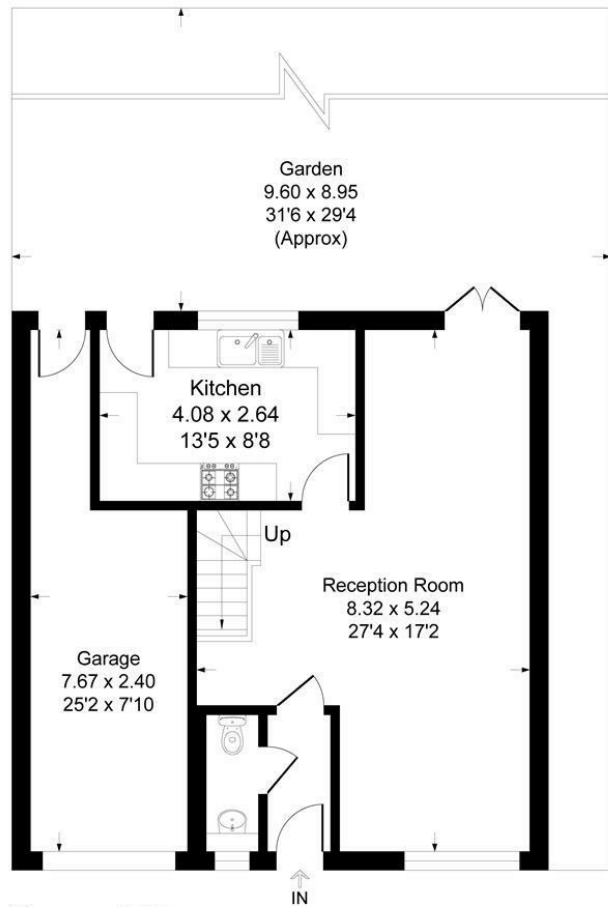
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Ground Floor

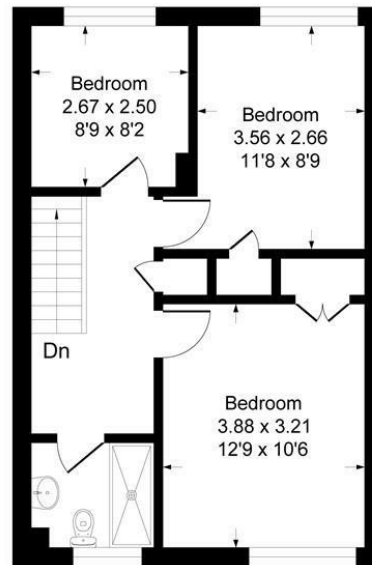
Lullarock Close, TN16

Approximate Gross Internal Area

92.5 sq m / 997 sq ft

Garage = 15.7 sq m / 169 sq ft

Total = 108.2 sq m / 1166 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

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		
(55-68) D	68	79
(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

OFFICE ADDRESS

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OFFICE DETAILS

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