



MONOCHROME | HOMES

Guide price £260,000

High Street, Westerham, TN16 1RF

Property Summary

OVERVIEW

Exclusive to Monochrome Homes, this immaculately presented two double bedroom top floor flat is ideally located and offers a spacious 24ft living room, modern fitted kitchen, and a stylish three-piece bathroom suite.

Accommodation

An immaculately presented two double bedroom top floor flat, ideally situated in a highly convenient location. The property features a spacious 24ft living room, a modern fitted kitchen, two well-proportioned double bedrooms, and a stylish three-piece bathroom suite.

Location

This home is perfectly situated in Westerham village, renowned for its history and picturesque surroundings. This central location means its residents have easy access to amenities including shops, local cafes, and great schools. You also have the bonus of many places for beautiful countryside walks. A short distance away is Sevenoaks, which offers a larger range of shopping and recreational facilities. Sevenoaks has a mainline station with services to London Bridge/Waterloo East/Cannon Street within around 25 minutes. Oxted Train Station has an excellent line into both London Victoria and London Bridge which is approx. 3.4 miles away.

Disclaimer

"These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested."



Ground Floor

First Floor

Total floor area 92.0 sq. m. (990 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |