



£575,000

Mount Pleasant

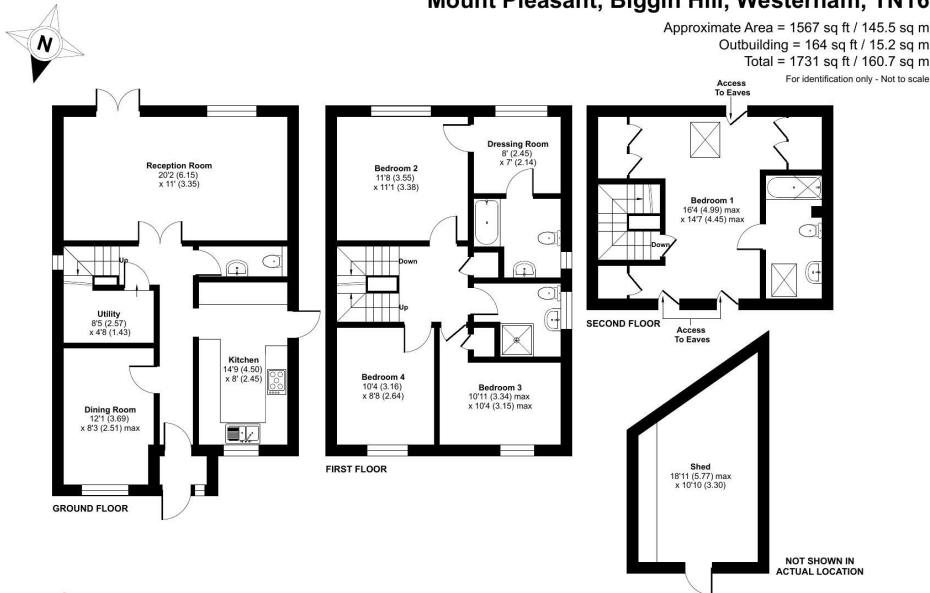
Westerham, TN16 3TP

EPC RATING: C COUNCIL TAX BAND: E

Mount Pleasant, Biggin Hill, Westerham, TN16

Approximate Area = 1567 sq ft / 145.5 sq m
 Outbuilding = 164 sq ft / 15.2 sq m
 Total = 1731 sq ft / 160.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Withers & Curtis. REF: 11

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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		69	78
		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

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