



OFFERS IN EXCESS OF

**£700,000**

**Walnut Tree Close**

Westerham, TN16 1EW

## PROPERTY SUMMARY

Built by National Housebuilder Croudace homes in 2011 and within just a few minutes' walk of the town, this most desirable three bedroom, two bathroom semi-detached home occupies an enviable position and is finished to a high specification throughout, the property offers generous accommodation to include a master suite, two additional double sized bedrooms and a spacious kitchen/diner and lounge with fireplace, and a private and easy to maintain south facing rear garden, pretty cottage-style front garden and parking for two cars.

3



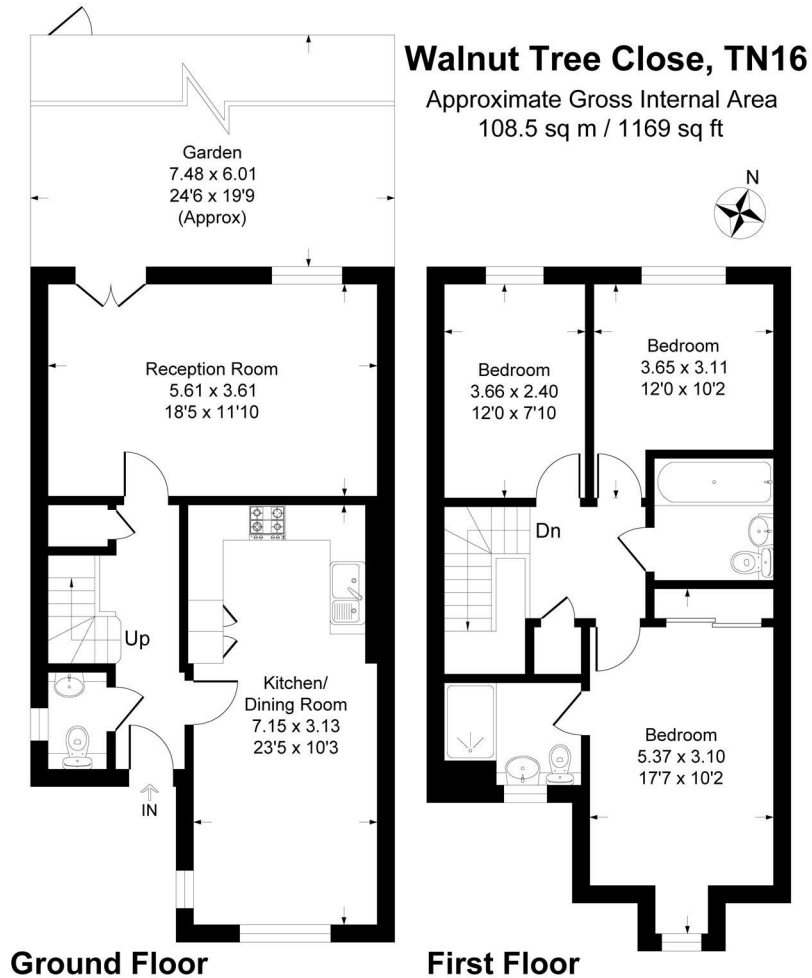
2



1







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**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		78	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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



#### OFFICE ADDRESS

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#### OFFICE DETAILS

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