



Sinclair Hammelton



ASKING PRICE

**£650,000**

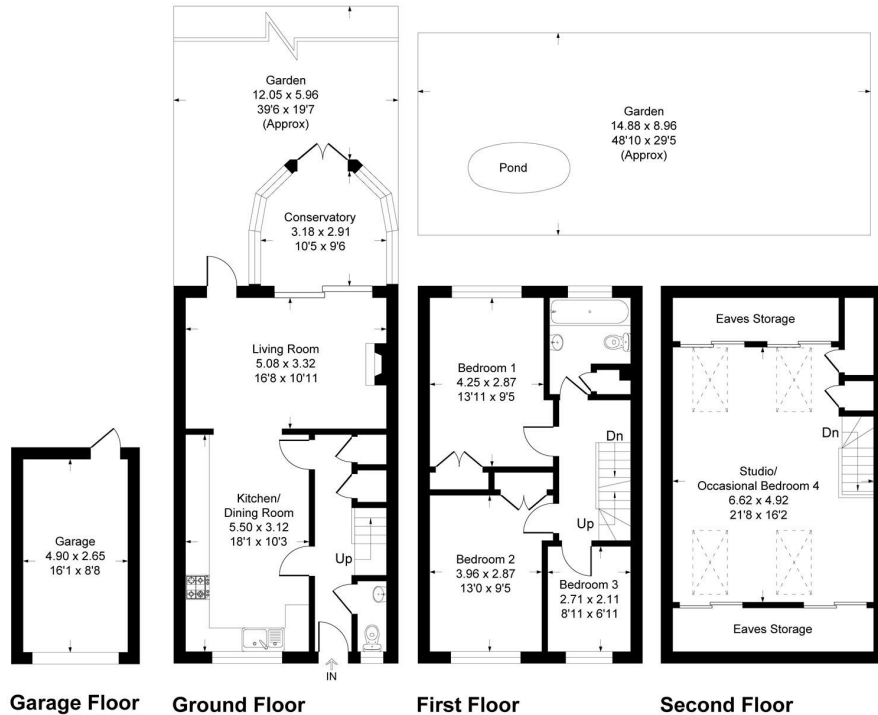
**Sundridge Road**

Ide Hill, Sevenoaks, TN14 6JR

EPC RATING: D COUNCIL TAX BAND: E

## Farrells Field, Sundridge Road, TN14

Approximate Gross Internal Area 144.4 sq m / 1555 sq ft  
 Garage = 13.0 sq m / 140 sq ft  
 Total = 157.4 sq m / 1695 sq ft



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		78
(39-54)	E	63	
(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

1&2 The Grange  
 Westerham  
 Kent  
 TN16 7AH

### OFFICE DETAILS

01959 587 460  
 infowh@sinclairhammelton.co.uk