

Sinclair  Hammelton

£400,000

Hollingworth Way

Westerham, TN16 1BS

Sinclair  Hammelton

PROPERTY SUMMARY

Tucked in this peaceful cul de sac, this charming three bedroom home has been updated by the current owners to include a recently fitted kitchen, bathroom and is tastefully decorated throughout. The property features a spacious lounge/diner that opens onto a well kept rear garden for entertaining or relaxing with the added bonus of a generous cabin at the rear ideal for a home office or den. The property is located within walking distance of Westerham town centre, with it's shops, supermarkets, cafe's, restaurants, pubs, bars and Churchill Primary School. Whilst recreational facilities at King George Playing Fields and Westerham Golf Course are also close by. Bus connections go into Oxted, Sevenoaks and Bromley and the M25 is accessed from junctions 5 or 6.

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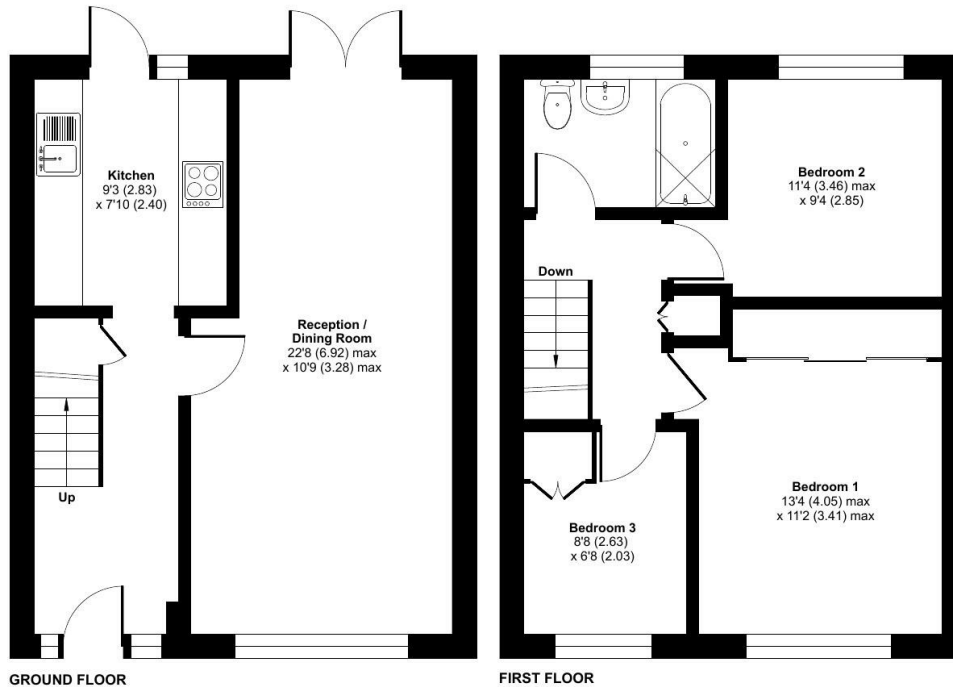
Hollingworth Way, Westerham, TN16

Approximate Area = 776 sq ft / 72 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 902 sq ft / 83.7 sq m

For identification only - Not to scale



LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

C

COUNCIL TAX BAND

D

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	73	79
(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

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Withers & Curling. REF: 1485306

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