



Sinclair  Hammelton

OFFERS IN EXCESS OF

£450,000

Sunningvale Avenue

Westerham, TN16 3BU

PROPERTY SUMMARY

A fastidiously maintained and beautifully presented three bedroom family home with far-reaching views across the neighbouring countryside. The property has been much improved by the current owners to include a new kitchen and bathroom and benefits from its own driveway with ample parking, a garage, a large, landscaped tiered garden with gravelled areas, a level lawn (rare for the area), established beds, two storage sheds and a decked terrace to the top level which enjoys stunning views. The property is offered to the market CHAIN FREE

3



1



1





Sunningvale Avenue TN16

Approximate Gross Internal Area = 90.8 sq m / 978 sq ft

Garage = 12.8 sq m / 138 sq ft

Total = 103.6 sq m / 1116 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



LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

C

COUNCIL TAX BAND

E

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



OFFICE ADDRESS

1&2 The Grange
Westerham
Kent
TN16 7AH

OFFICE DETAILS

01959 587 460
infowh@sinclairhammelton.co.uk
<https://www.sinclairhammelton.co.uk>
for-sale-in-westerham/