

Sinclair  Hammelton

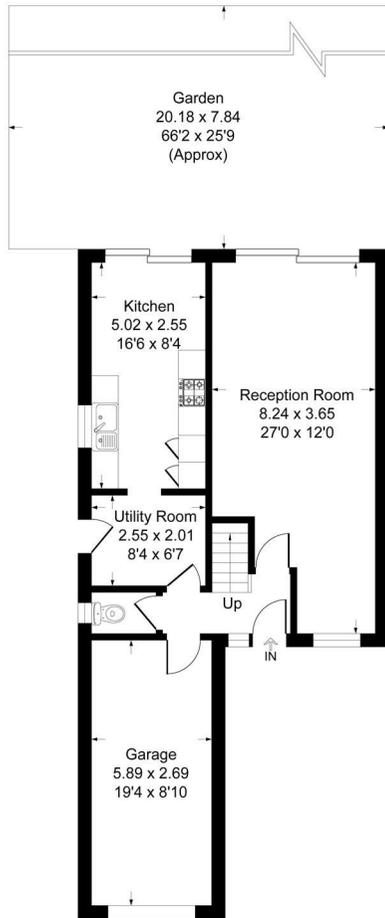
OFFERS IN EXCESS OF

**£500,000**

**Sutherland Avenue**

Biggin Hill, TN16 3HG

EPC RATING: C COUNCIL TAX BAND: E



**Ground Floor**



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 Plampix

**Sutherland Avenue, TN16**

Approximate Gross Internal Area  
113.0 sq m / 1217 sq ft  
Garage = 15.8 sq m / 171 sq ft  
Total = 128.8 sq m / 1388 sq ft



**First Floor**



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			
<b>England &amp; Wales</b>		70	82
		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