



OFFERS IN EXCESS OF

£650,000

Grange Close

Kent, TN16 1AG

PROPERTY SUMMARY

A brand new built detached house situated in the heart of Westerham, just off the High Street, in a quiet cul-de-sac location, this two double bedroom property has been finished to the highest specification, and really needs to be seen to be appreciated, the property benefits from a 10 year insurance backed guarantee, and has stunning Views to the North Downs from the terrace, a quality fitted kitchen, and a stunning four piece bathroom, further benefits include Amtico flooring, quality fitted carpets, guest cloakroom, electric vehicle charging point, solar panels for electricity with battery backup, and a parking space, the property is offered to the market CHAIN FREE.

2



1



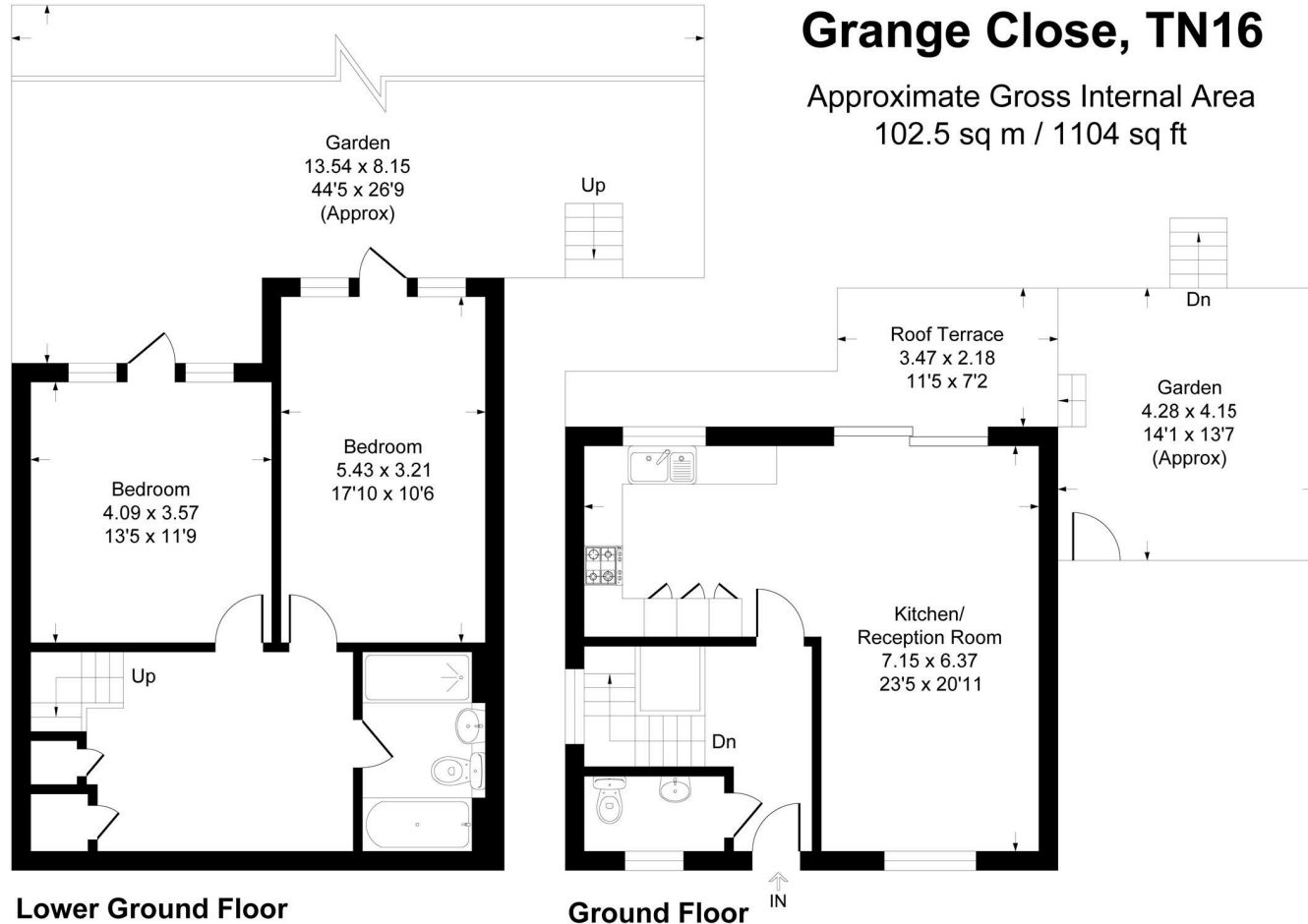
1





Grange Close, TN16

Approximate Gross Internal Area
102.5 sq m / 1104 sq ft



LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
A

COUNCIL TAX BAND
New Build

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		98	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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



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



OFFICE ADDRESS

1&2 The Grange
Westerham
Kent
TN16 7AH

OFFICE DETAILS

01959 587 460
infowh@sinclairhammelton.co.uk