



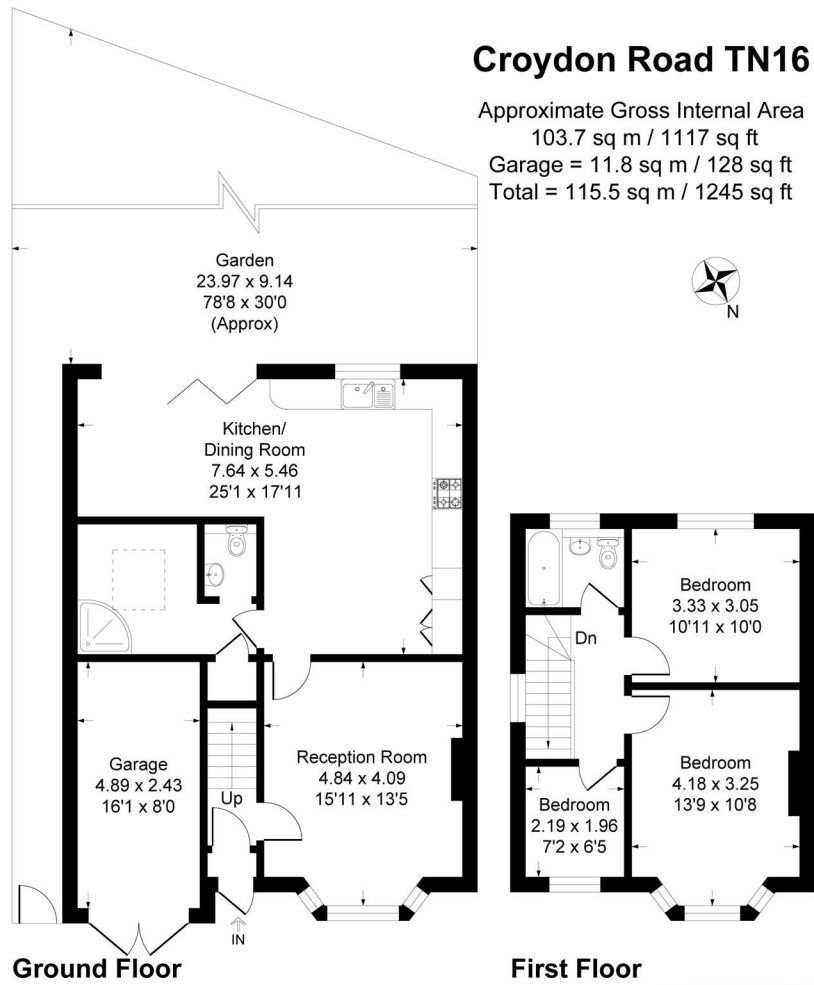
OFFERS IN EXCESS OF

**£600,000**

**Croydon Road**

Westerham, TN16 1TU

EPC RATING: D COUNCIL TAX BAND: E



### Croydon Road TN16

Approximate Gross Internal Area  
 103.7 sq m / 1117 sq ft  
 Garage = 11.8 sq m / 128 sq ft  
 Total = 115.5 sq m / 1245 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



3

1

1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(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