



Sinclair  Hammelton

GUIDE PRICE

**£260,000**

**Delagarde Road**

Westerham, TN16 1TR

Sinclair  Hammelton

## PROPERTY SUMMARY

\*\* GUIDE PRICE £260,000 - £280,000 \*\* A delightful first floor purpose built maisonette situated in the most convenient location within walking distance of Westerham Town Centre. The property has no onward chain and is tastefully decorated, benefitting from gas central heating, double glazing, a modern kitchen & bathroom and it's own garden. Centrally located in a small residential cul de sac a couple of minutes walk of the town centre where you will find a variety of shops, two small supermarkets and a wide choice of cafes, restaurants and bars, there is also a medical centre and library. Churchill Primary School is a short walk with a choice of senior schools in the surrounding area. Bus services from the town to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London.

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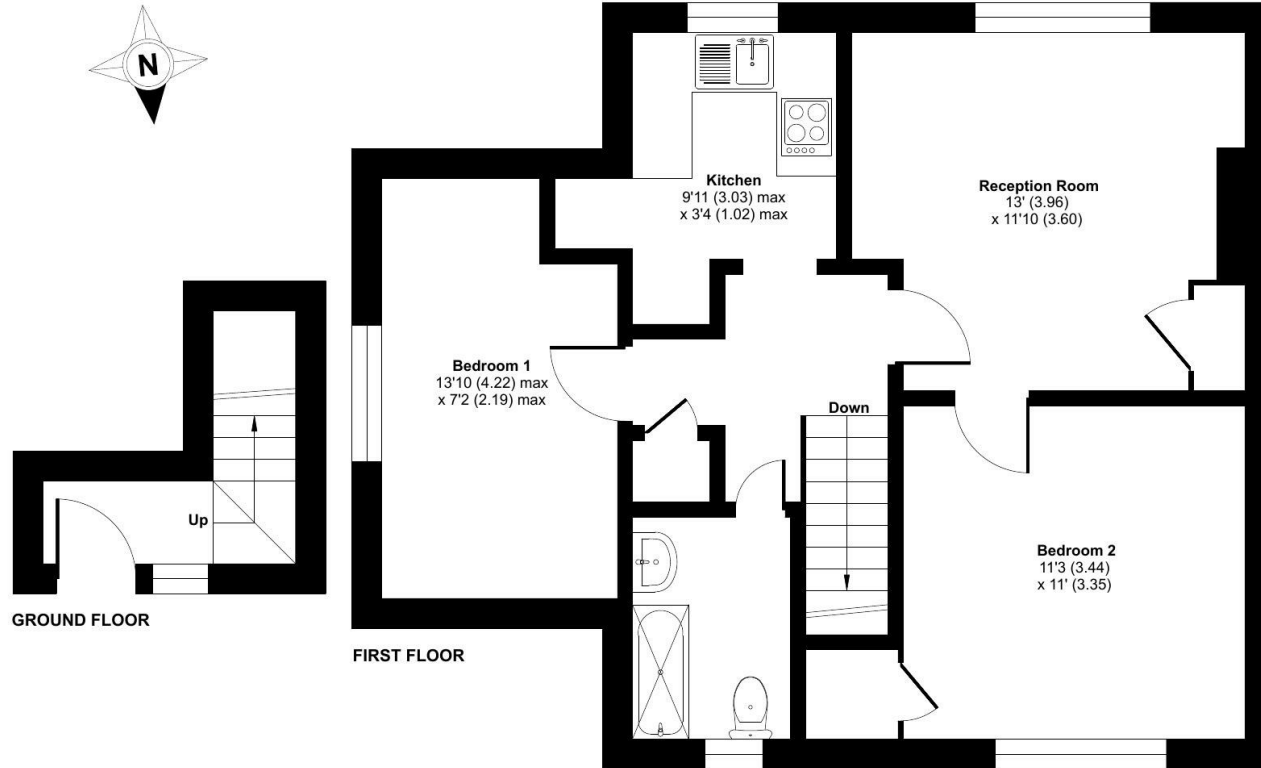
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## Delagarde Road, Westerham, TN16

Approximate Area = 623 sq ft / 57.8 sq m

For identification only - Not to scale



### LOCAL AUTHORITY

### TENURE

Leasehold

### EPC RATING

C

### COUNCIL TAX BAND

B

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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). © ntechcom 2026. Produced for Withers & Curling. REF: 1480240

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#### OFFICE ADDRESS

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#### OFFICE DETAILS

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