



£750,000

Sunningvale Avenue

Westerham, TN16 3BZ

PROPERTY SUMMARY

Situated in this most convenient location close to local shops and a short distance from highly regarded primary schools this modern, well presented four bedroom two bathroom detached family is well proportioned, and has two modern four piece bathrooms, fitted kitchen and bespoke bedroom furniture, the South East facing rear garden is well stocked and landscaped, further benefits include a generous driveway with an integral garage, gas central heating and double glazing

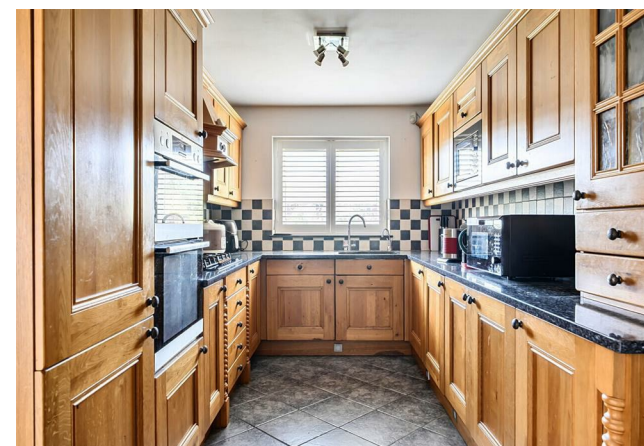
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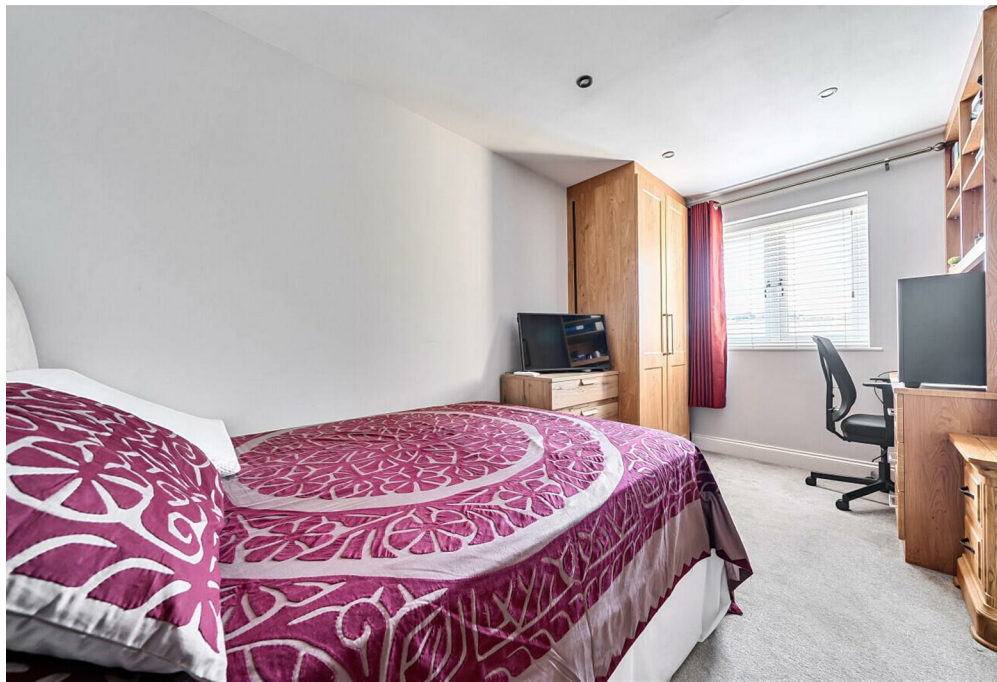


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2





Denotes restricted
head height



Sunningvale Avenue, Biggin Hill, Westerham, TN16

Approximate Area = 2202 sq ft / 204.5 sq m

Garage = 149 sq ft / 13.8 sq m

Limited Use Area(s) = 116 sq ft / 10.7 sq m

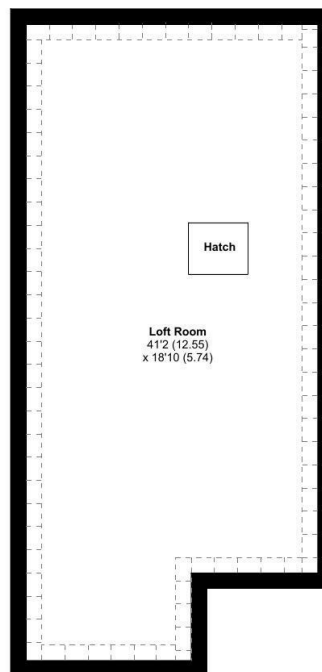
Total = 2467 sq ft / 229.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

C

COUNCIL TAX BAND

F

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		
(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	

87

79

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Withers & Curling. REF: 1516462

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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

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