



Sinclair  Hammelton

ASKING PRICE

**£425,000**

**St. Marys Green**

Biggin Hill, TN16 3RB

## PROPERTY SUMMARY

Set on this quiet cul-de-sac location, this spacious three bedroom end of terrace family home has been modernised and tastefully decorated by the current owners. The property offers well proportioned accommodation, a generous kitchen/diner, four piece bathroom suite, landscaped south facing rear garden and a garage en bloc, providing secure parking or further storage. The property is an ideal first time family home purchase. EPC: D

Freehold

COUNCIL TAX - D

Construction - Traditional brick

Mains Services - Gas, Electricity and Water

Heating System - Gas

Broadband -

Mobile coverage -

Restrictive covenants -

3

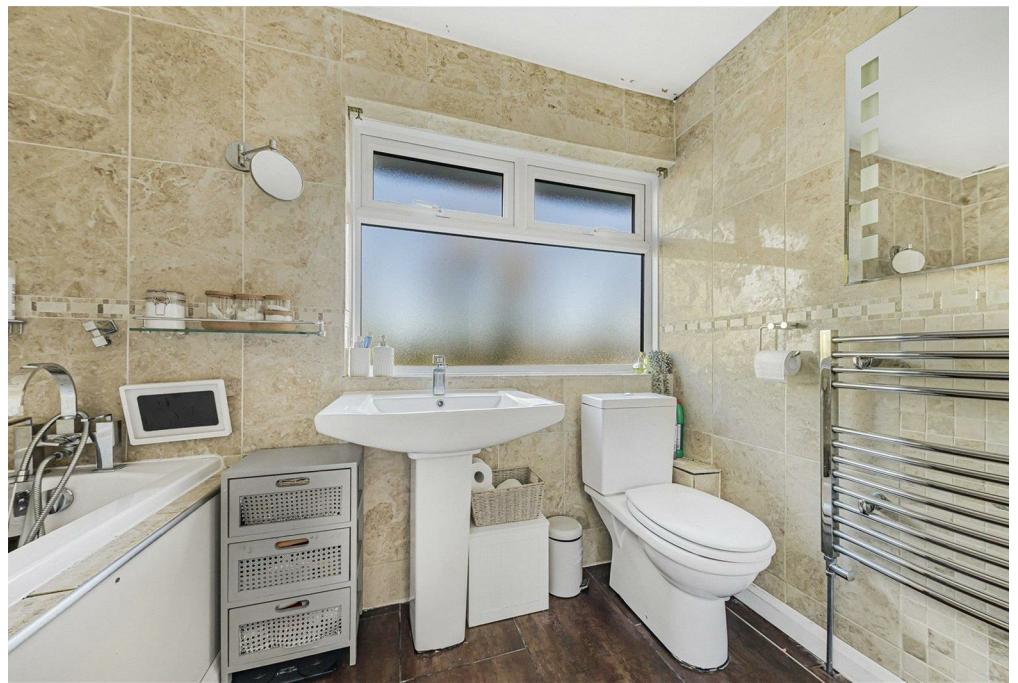


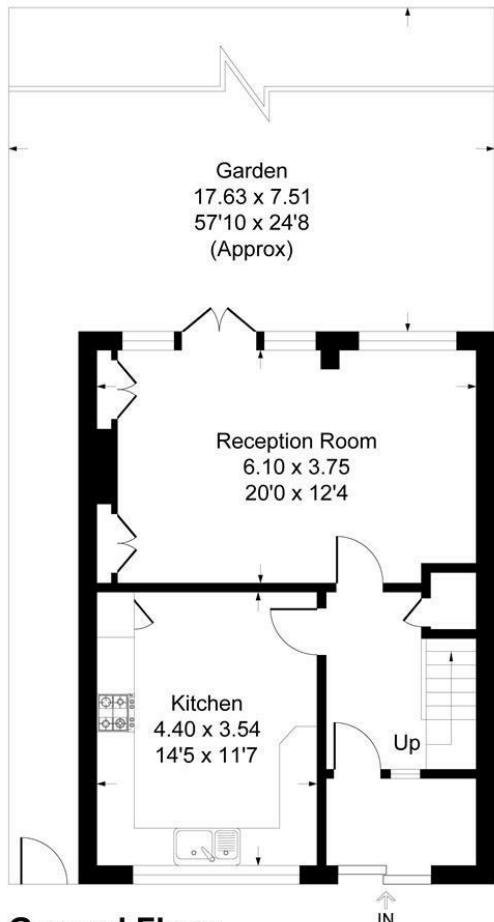
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**Ground Floor**

## St Marys Green, TN16

Approximate Gross Internal Area  
92.5 sq m / 997 sq ft

### LOCAL AUTHORITY

#### TENURE

Freehold

#### EPC RATING

D

#### COUNCIL TAX BAND

D

#### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	64
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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