

Sinclair  Hammelton



ASKING PRICE

£240,000

Main Road

Biggin Hill, TN16 3JY

PROPERTY SUMMARY

****Offered to the market CHAIN FREE **** This ground floor flat is an ideal first time purchase or for a 'downsizer' and has two bedrooms, a 19' reception room, fitted kitchen and wet room, there is also the advantage of a guest cloakroom, double glazing and gas central heating. To the rear are delightful communal gardens and parking. The property is located within easy reach of all local amenities including Waitrose and the cafes and restaurants in Biggin Hill. For those wishing to venture further afield, bus routes are available to Bromley or Westerham.

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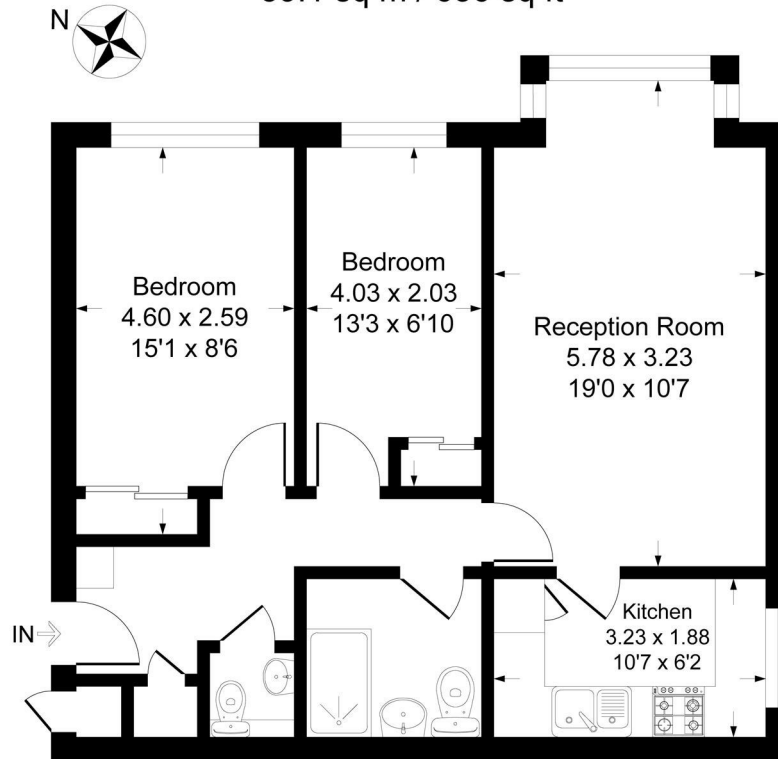
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Main Road, TN16

Approximate Gross Internal Area
59.1 sq m / 636 sq ft



Ground Floor



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



LOCAL AUTHORITY

TENURE

Leasehold

EPC RATING

C

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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



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