



Sinclair  Hammelton

OFFERS IN THE REGION OF

£600,000

Rysted Lane

Westerham, TN16 1EP

PROPERTY SUMMARY

This three bedroom linked detached bungalow is situated on this tree lined road within walking distance to Westerham town centre, with it's array of coffee shops and restaurants. The property briefly comprises lounge with patio doors to the South East facing garden, dining room, fitted kitchen, shower room/wc and bedroom with fitted wardrobes. To the first floor are two bedrooms and family bathroom. Further benefits include gas central heating, double glazing and a garage with own driveway. The property is offered to the market CHAIN FREE

3



2



2



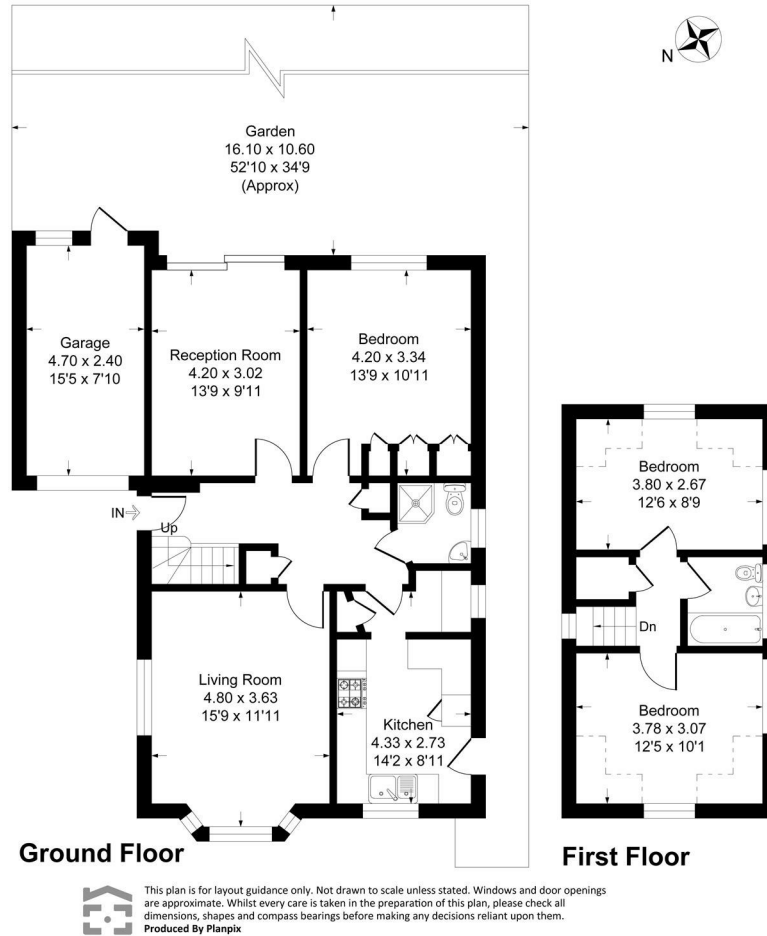


Rysted Lane, TN16

Approximate Gross Internal Area 101.5 sq m / 1094 sq ft

Garage = 11.2 sq m / 121 sq ft

Total = 112.7 sq m / 1215 sq ft



LOCAL AUTHORITY

TENURE

Freehold

EPC RATING

D

COUNCIL TAX BAND

E

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	65	79
(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

Sinclair Hammelton

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