

Sinclair  Hammelton



ASKING PRICE

**£500,000**

**Lullarook Close**

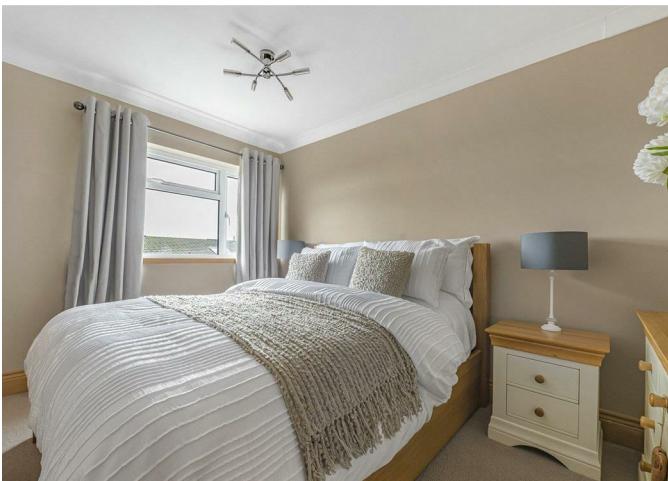
Westerham, TN16 3XG

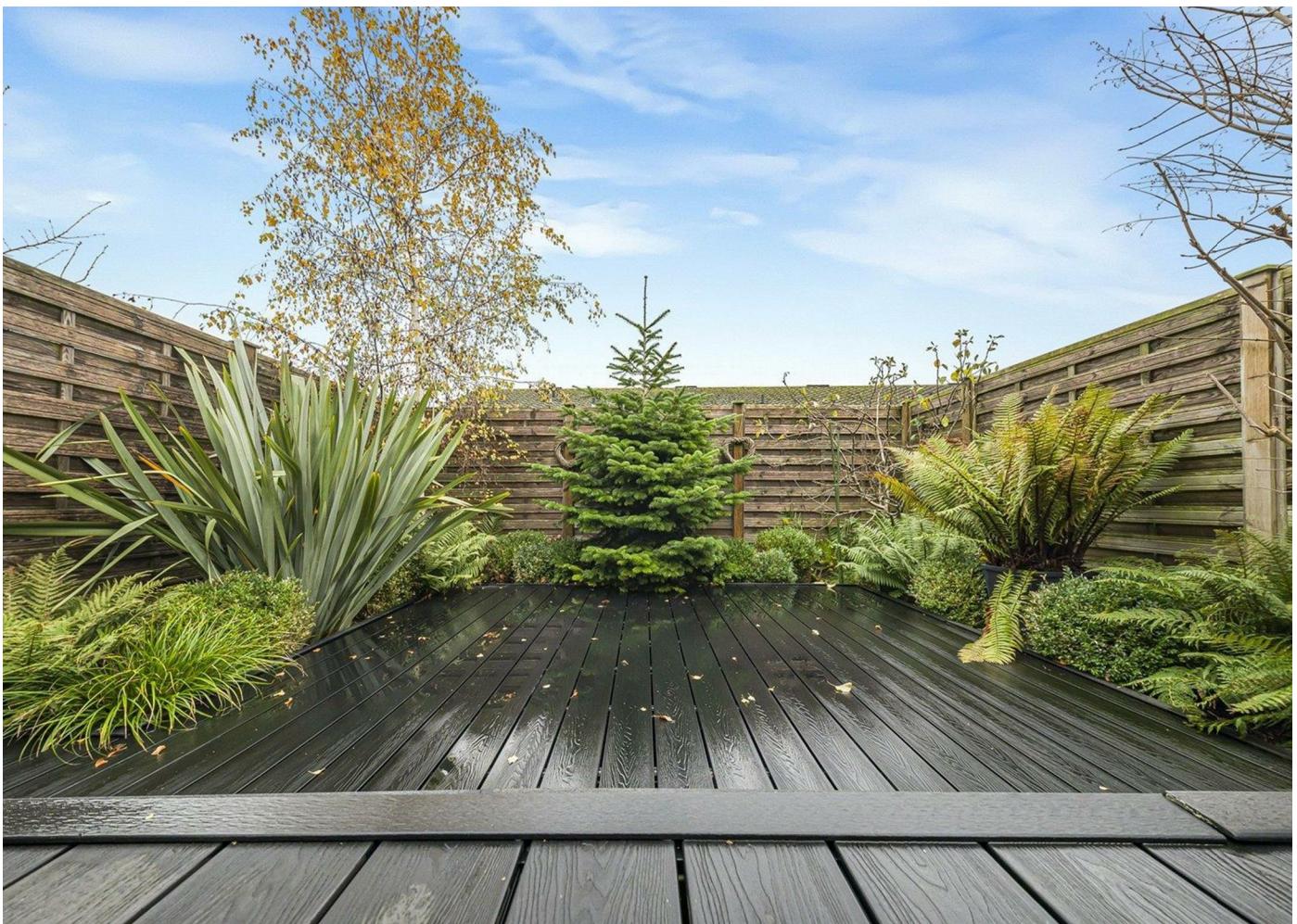
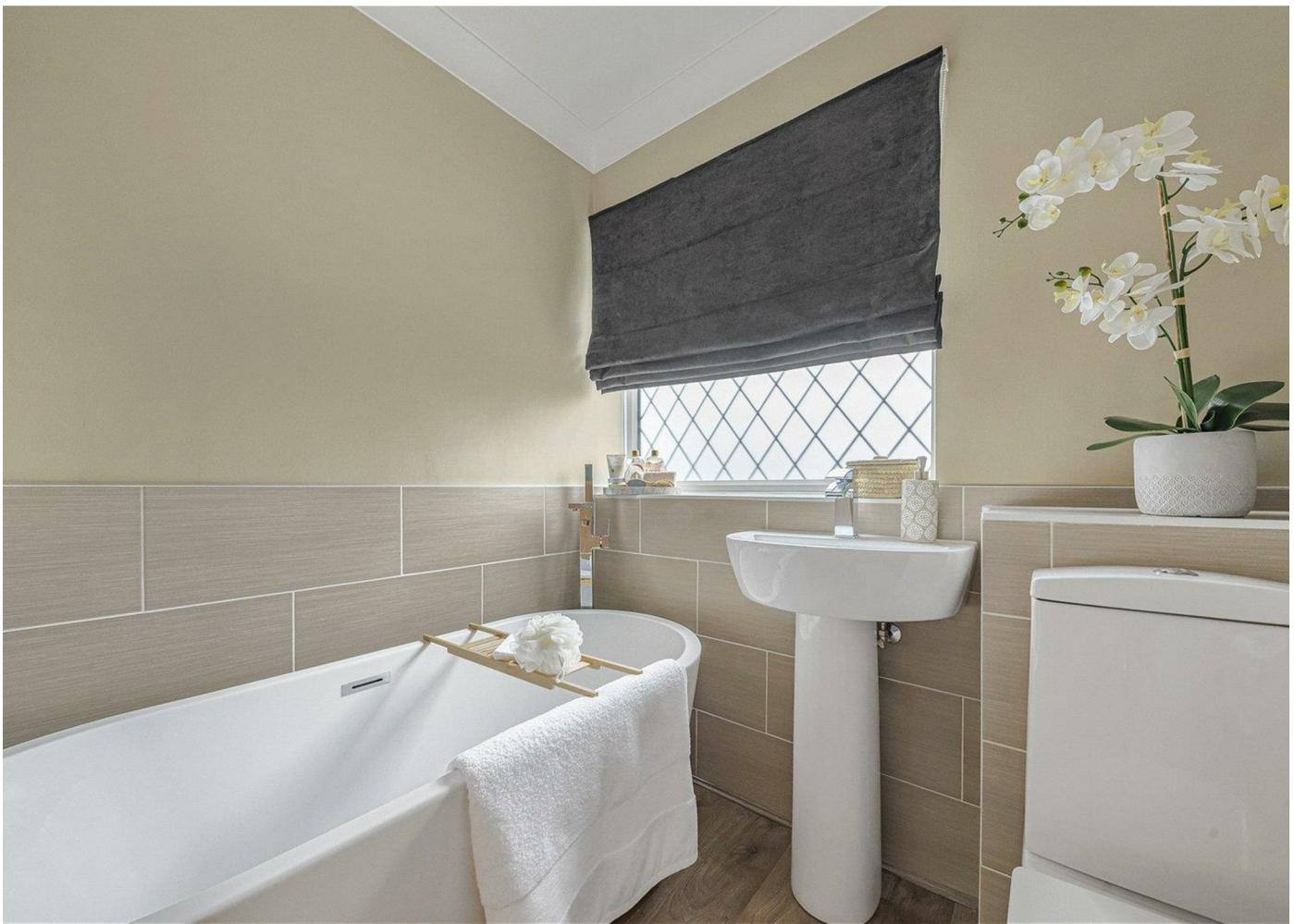
## PROPERTY SUMMARY

This three bedroom linked detached house is meticulously presented and nestled in the corner of this quiet cul-de-sac location close to countryside walks and popular Oaklands infant and primary school. The property is CHAIN FREE and has been much improved by the current owners to include a modern fitted kitchen and bathroom, neutral decor and quality fitted carpets. Externally, there is a landscaped rear garden, garage and driveway. This is a popular road and would make a fantastic first time buy or next step up the ladder. EPC: D

Freehold  
COUNCIL TAX - E  
Construction - Traditional  
Mains Services - Yes and metered water supply  
Heating System - Gas radiators  
Broadband - 1800 mbps  
Mobile coverage - 80%  
Restrictive covenants - No

3	
2	
1	

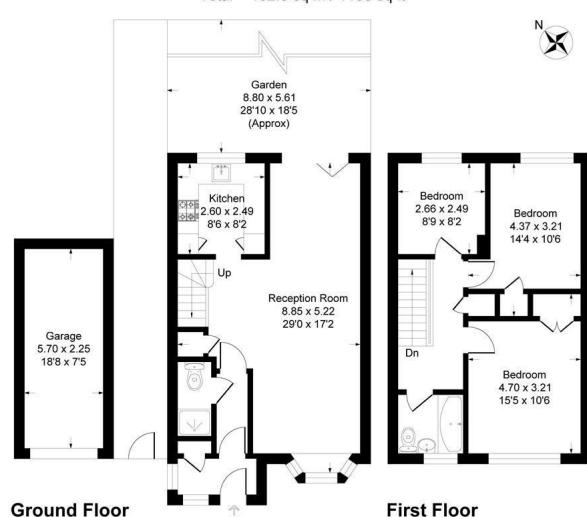






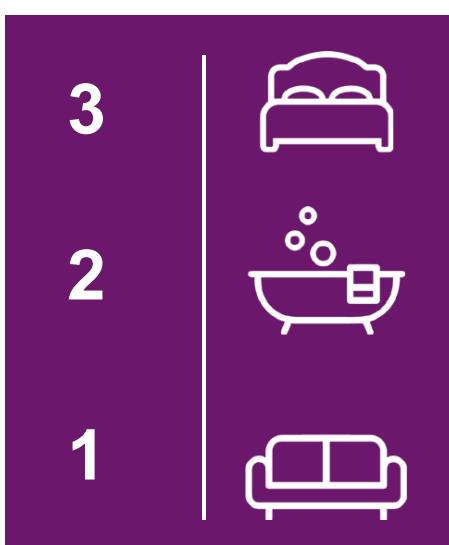
### Lullarook Close, TN16

Approximate Gross Internal Area 90.0 sq m / 970 sq ft  
 Garage = 12.8 sq m / 138 sq ft  
 Total = 102.8 sq m / 1108 sq ft



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



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	64	78
EU Directive 2002/91/EC		

**EPC RATING: D COUNCIL TAX BAND: E**

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**

**OFFICE ADDRESS**  
 1&2 The Grange  
 Westerham  
 Kent  
 TN16 7AH

**OFFICE DETAILS**  
 01959 587 460  
[infowh@sinclairhammelton.com](mailto:infowh@sinclairhammelton.com)