

**Sinclair**  **Hammelton**



ASKING PRICE

**£500,000**

**Black Eagle Close**

Westerham, TN16 1TF

## PROPERTY SUMMARY

Designed with modern living in mind this elegant three bedroom semi detached family home offers generous space and a bright warm welcome. The lounge has a double aspect and feature panelled wall, whilst the modern kitchen/diner leads onto a South facing garden. There is also a guest w.c. To the first floor are three bedrooms, the master has built in bedroom furniture, two additional bedrooms, and a family bathroom/wc. The property also benefits from a garage, double glazing, gas central heating and is within walking distance of Westerham town centre, with its various restaurants, bars and coffee shops.

3



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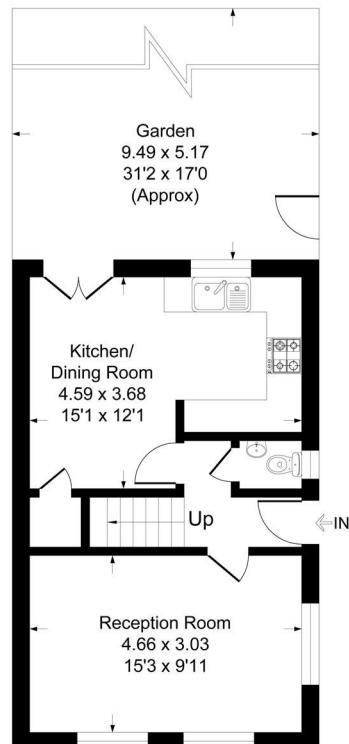
1





# Black Eagle Close, TN16

Approximate Gross Internal Area 72.7 sq m / 783 sq ft  
Garage = 13.7 sq m / 148 sq ft  
Total = 86.4 sq m / 931 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



**First Floor**

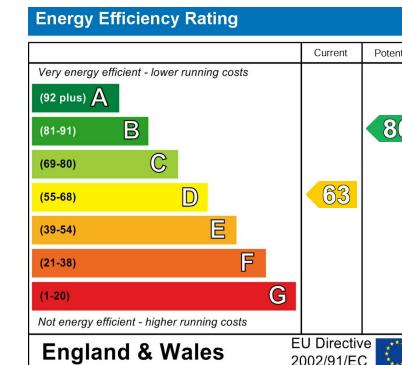
## LOCAL AUTHORITY

**TENURE**  
Freehold

**EPC RATING**  
D

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only



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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