

Sinclair  Hammelton

OFFERS IN EXCESS OF

£650,000

Rysted Lane

Westerham, TN16 1EP

PROPERTY SUMMARY

****OPEN DAY SATURDAY 6TH JUNE - CALL NOW FOR AN APPOINTMENT TO VIEW**** This three bedroom semi 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

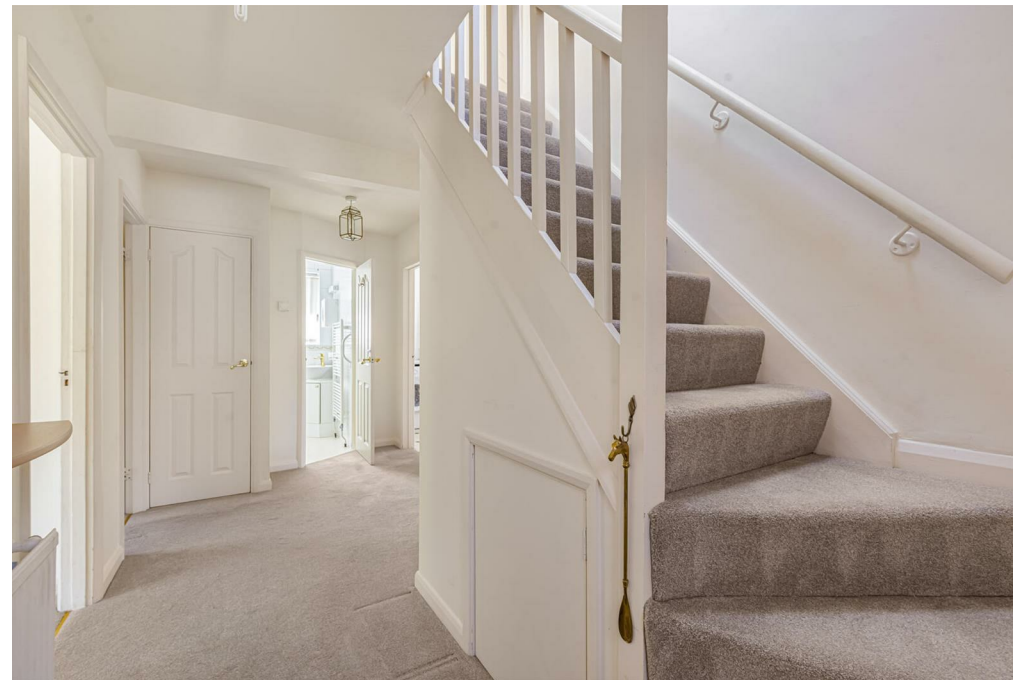


2



2



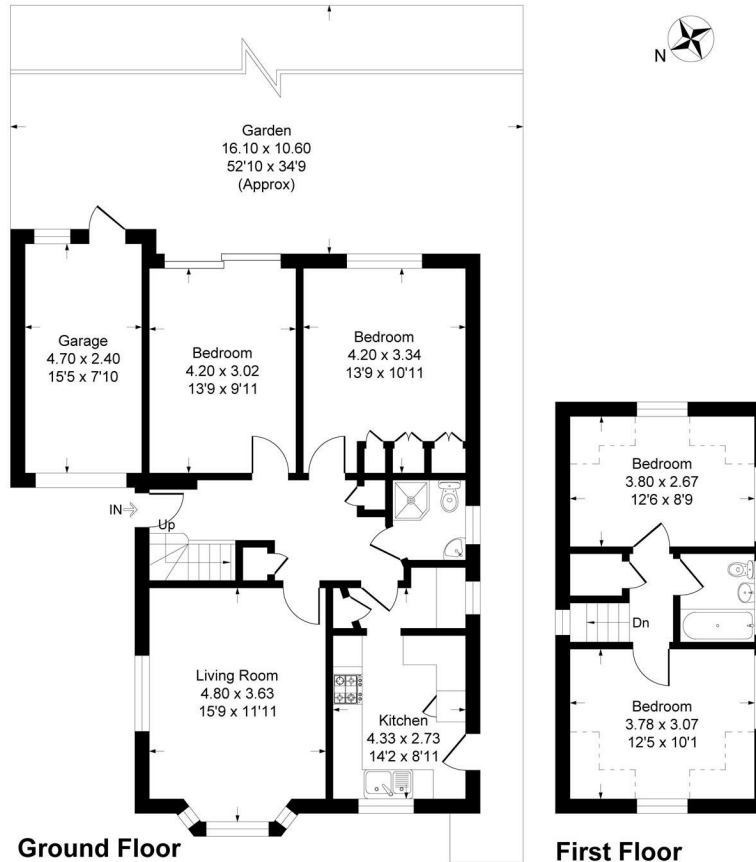


Rysted Lane, TN16

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



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 Planix

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

OFFICE ADDRESS

1&2 The Grange
Westerham
Kent
TN16 7AH

OFFICE DETAILS

01959 587 460
infowh@sinclairhammelton.co.uk