Sinclair Hammelton

GUIDE PRICE

£1,000,000

Henrietta Place

Westerham, TN16 3FN

PROPERTY SUMMARY

**GUIDE PRICE £1,000,000 - £1,250,000 **Situated in this secure gated exclusive development of just seven handsome and well appointed family homes, this four bedroom four bathroom detached home is built on a generous plot with a delightful South facing garden, with views from the front across fields.
The well proportioned high specification accommodation, is energy efficient with an air source heat pump and underfloor heating throughout. The accommodation briefly comprises a generous entrance hallway with a cloakroom, with doors leading to the double aspect reception room and kitchen/diner, there is also a playroom/study and utility room.

The stunning kitchen/Diner is beautifully fitted with an extensive range of units equipped with Miele appliances, a Quooker hot tap and dining area. The kitchen has underfloor heating and doors opening out on to the rear patio and also leads to a utility/boot room with a butler sink.
The first floor comprises a master bedroom suite with double aspect Juliet balconies overlooking the garden, accompanied with a dressing room and en suite bathroom. The second bedroom also benefits from an en suite shower and the two further double bedrooms share a family bathroom, whilst bedroom three has a Juliet balcony overlooking the front.
Externally there are two parking spaces with facilities for an EV charging point. The front garden is lawned with mature trees and borders. The rear garden offers an excellent degree of privacy and is predominantly laid to lawn with a large, paved terrace. The garden is securely fenced, surrounded by mature trees and shrubs

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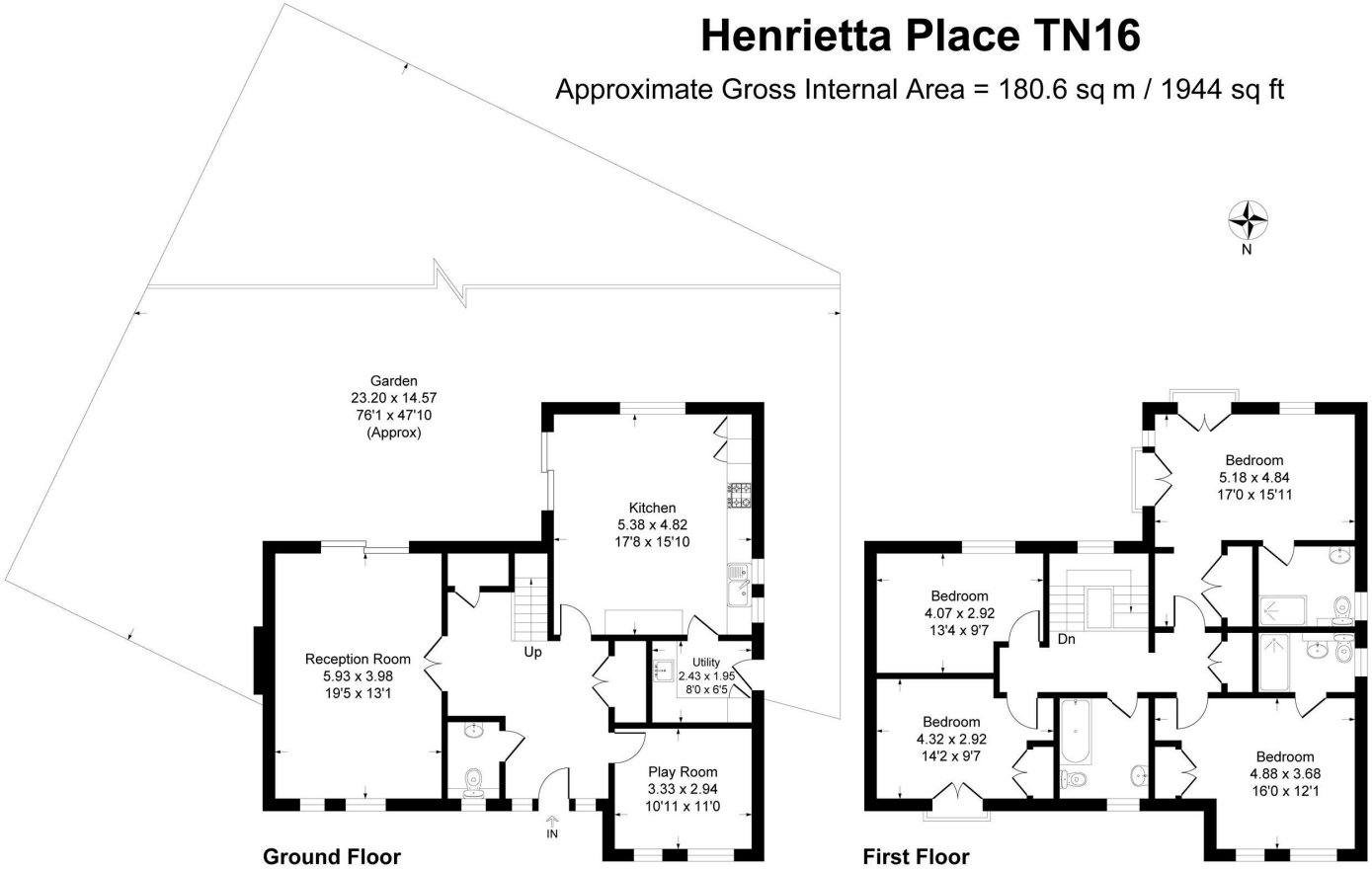
Henrietta Place TN16

Approximate Gross Internal Area = 180.6 sq m / 1944 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

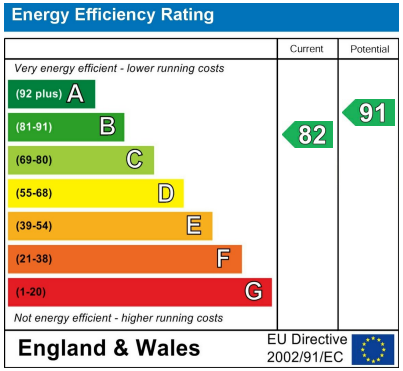
LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
B

COUNCIL TAX BAND
G

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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