



GUIDE PRICE

**£650,000**

**Wells Place**

Westerham, TN16 1PZ



## PROPERTY SUMMARY

**\*\* GUIDE PRICE £650,000 - £700,000 \*\*** Conveniently positioned in this quiet 'mews style' close and constructed by the acclaimed housebuilder Crest Homes, within walking distance to Westerham Town Centre, this two bedroom, two bathroom home has a spacious sitting room, guest cloakroom, landscaped rear garden and a garage and represents either an excellent prospect for downsizers or those who are in search of a lock up and leave. Westerham high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafes, pubs and restaurants. EPC: C

Freehold  
COUNCIL TAX - E  
Construction - Traditional brick and tile  
Mains Services - Yes  
Heating System - Gas radiators  
Broadband –  
Mobile coverage -  
Restrictive covenants – Not known

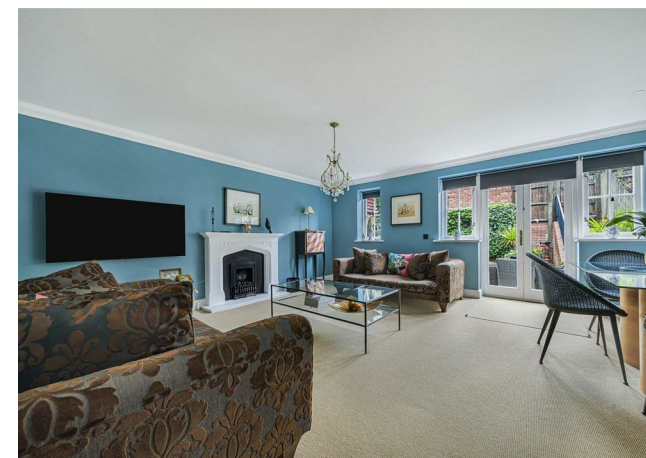
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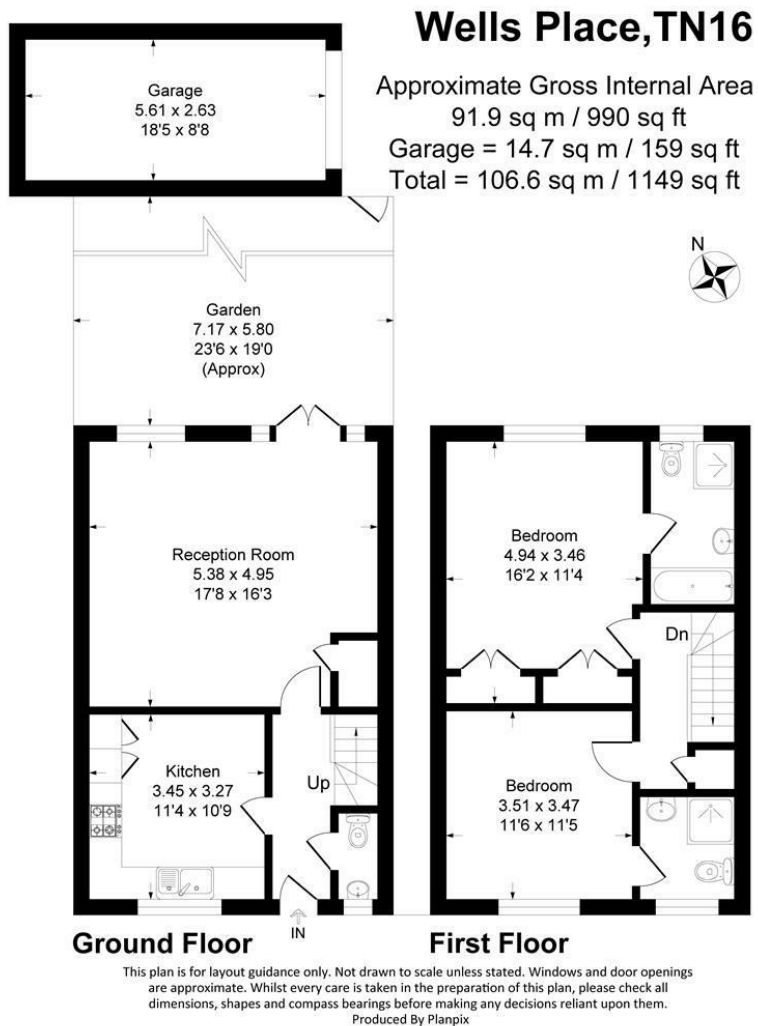
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### LOCAL AUTHORITY

### TENURE

Freehold

### EPC RATING

C

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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### OFFICE DETAILS

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