



OFFERS IN EXCESS OF

**£400,000**

**Challock Close**

Biggin Hill, TN16 3XP

## PROPERTY SUMMARY

Situated in this cul-de-sac location, with stunning views to the rear, and within walking distance of Oaklands Primary School, this three bedroom end of terrace family home is ideal for the growing family, and benefits from well proportioned accommodation, further benefits include gas central heating, double glazing, off street parking and an integral garage.

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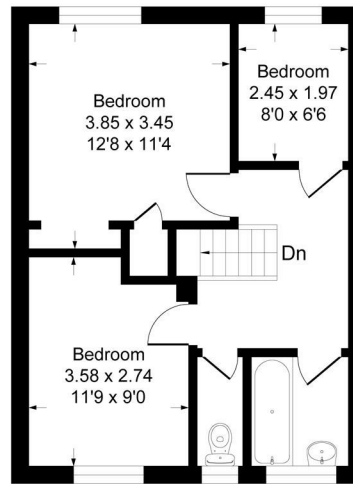




**Ground Floor**

## Challock Close, TN16

Approximate Gross Internal Area  
83.1 sq m / 895 sq ft  
Garage = 13.9 sq m / 150 sq ft  
Total = 97.0 sq m / 1045 sq ft



**First 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

### LOCAL AUTHORITY

#### TENURE

Freehold

#### EPC RATING

D

#### COUNCIL TAX BAND

D

#### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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