

The logo for Sinclair Hammelton, featuring the name 'Sinclair' in green, a house icon in a green circle, and 'Hammelton' in purple.

Sinclair  Hammelton

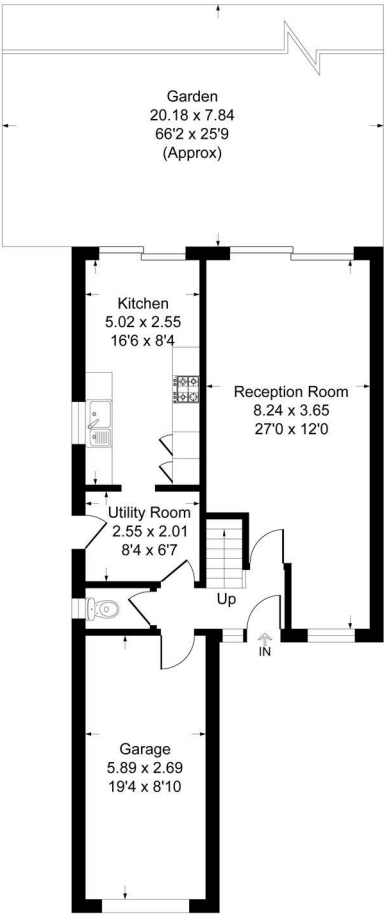
OFFERS IN EXCESS OF

£500,000

Sutherland Avenue

Biggin Hill, TN16 3HG

EPC RATING: C COUNCIL TAX BAND: E



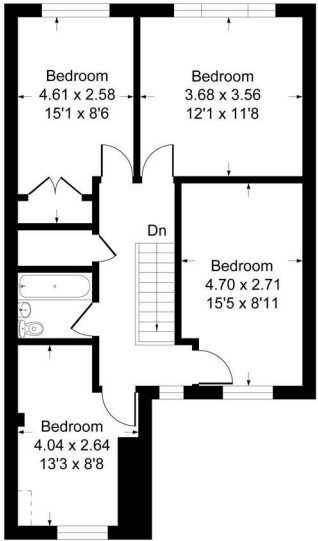
Ground Floor



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 Plimpix

Sutherland Avenue, TN16

Approximate Gross Internal Area
113.0 sq m / 1217 sq ft
Garage = 15.8 sq m / 171 sq ft
Total = 128.8 sq m / 1388 sq ft



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	82
	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