



GUIDE PRICE

£600,000

Sandy Lane

Westerham, TN16 1EB

PROPERTY SUMMARY

GUIDE PRICE £600,000 - £625,000 This CHAIN FREE extended four double bedroom two bathroom family home has fabulous living space with a large lounge with a feature fireplace and Oak flooring, conservatory, dining/reception room, as well as kitchen/diner. The master bedroom has an en-suite shower room wc, and a staircase leading to bedroom five/study, and four further bedrooms all neutrally decorated. The property benefits from a mature South facing garden, garage, double glazing and gas central heating. The property is conveniently located for Westerham town centre with it's numerous bars, restaurants and cafes and schools (including Churchill Primary) as well as King George playing fields,

5



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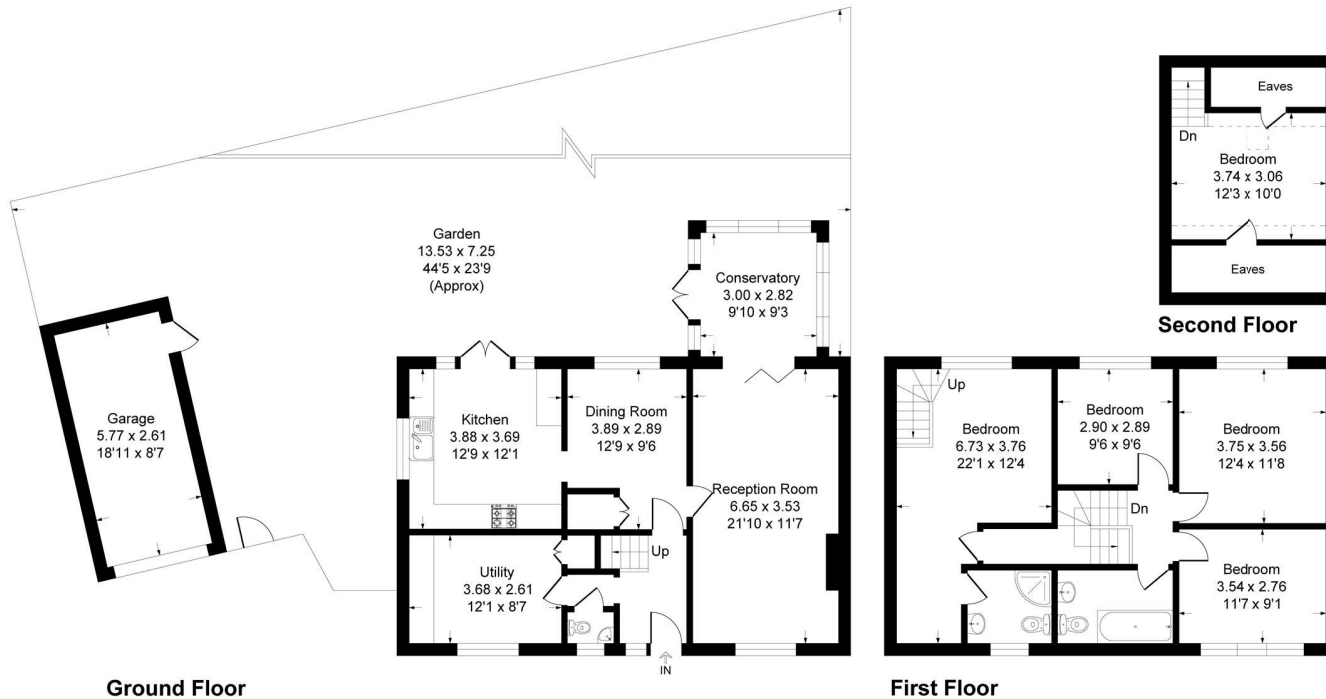
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Sandy Lane, TN16

Approximate Gross Internal Area 160.0 sq m / 1723 sq ft
 Garage = 15.0 sq m / 162 sq ft
 Total = 175.1 sq m / 1885 sq ft



LOCAL AUTHORITY

TENURE
Freehold

EPC RATING
C

COUNCIL TAX BAND
D

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		70	80
(55-68) D			
(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



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



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