



£425,000

Hollingworth Way

Westerham, TN16 1BS

PROPERTY SUMMARY

An attractive end terrace 3 bedroom family home occupying a quiet cul-de-sac position within a short stroll of the historic High Street, enjoying picturesque views towards The North Downs and St Mary's Church, well presented throughout in an appealing style, this family home offers well-proportioned accommodation to include a ground floor cloakroom created via a ground floor extension.

A larger than average, level rear garden complete with charming summer house, serve as ideal accompaniments, whilst an allocated space within the nearby residents' car park and single garage en bloc completes the profile.

3



1



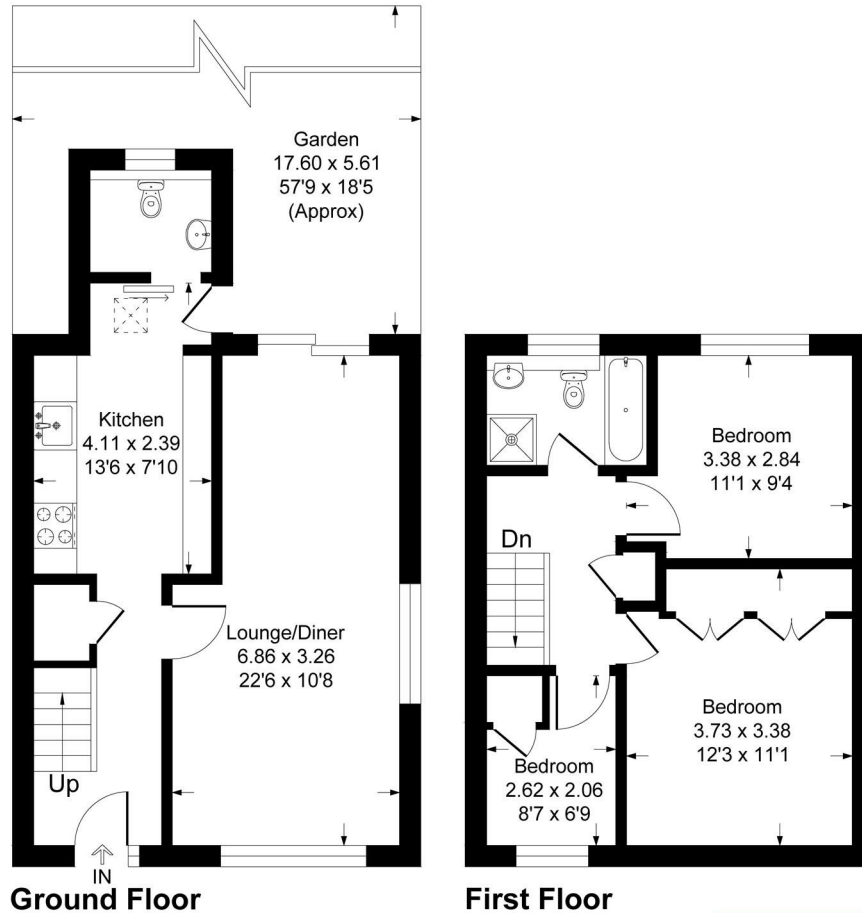
1





Hollingworth Way, TN16

Approximate Gross Internal Area 74.6 sq m / 804 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
D

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			
(55-68) D		68	78
(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



OFFICE ADDRESS

1&2 The Grange
Westerham
Kent
TN16 7AH

OFFICE DETAILS

01959 587 460
infowh@sinclairhammelton