



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

Westerham
£2,950 PCM

- Detached family house
- Beautiful gardens
- Lovely views
- Ample parking
- EPC rating E
- Council tax rating H

Detached family house situated in a lovely semi rural location on Brasted Chart with a separate studio. 4.6 miles to Sevenoaks mainline station and 6.5 miles to Oxted. The accommodation comprises of two reception rooms, the main room featuring a large bay window overlooking the garden and with views beyond. Further room big enough for study/snug. Kitchen with built in cooker, dishwasher and large fridge freezer, utility room, plumbing for a washing machine, downstairs W.C. Master bedroom with large bay window overlooking the garden with four further bedrooms and a bathroom. Separate studio which can be used as an office or workshop. Fibre internet up to 1GB. Large, beautiful landscaped garden with far reaching views. Garden maintenance included. Lean to greenhouse, two large storage sheds and the use of one garage. PLEASE NOTE: One pet considered.

Available: Immediately Unfurnished

EPC rating: E
 Council Tax Band: H
 Holding Deposit: £680.00 (1 weeks rent)
 Deposit Payable: £3,403.00 (5 weeks rent)
 Initial tenancy term: 6 months

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		EU Directive 2002/91/EC 	



Pound Hill, Brasted Chart
Gross internal area (approx) 175.1 sq m/ 1884 sq ft
Outbuildings 17.6 sq m/ 189 sq ft
Garages 28.1 sq m/ 302 sq ft
Total 220.8 sq m/ 2375 sq ft

