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MARRIOTT VERNON

ESTATE AGENTS

21 Curchin Close, Westerham, TN16 3GF

Guide price £450,000 - £465,000





21 Curchin Close

Westerham, TN16 3GF

Well Presented Three Bedroom End of Terrace House

Newly Updated and Beautifully Appointed

Two Bath/Shower Rooms plus Guest WC

Off Street Parking with EV Charge Point

Close to Transport Links and Amenities

Popular Biggin Hill Location

Light and Spacious Open Plan Reception/Kitchen

Delightful Private Garden with External Cabin

No Chain

Easy Access Excellent Schools and Open Spaces

Guide Price £450,000 to £465,000

Marriott Vernon present to the market this well presented and modernised three bedroom end of terrace house with off street parking with electric charge point, private garden with external cabin and no onward chain, ideally situated in a popular gated residential location on the outskirts of Biggin Hill. Set around an attractive green, the property offers bright, well planned accommodation with stylish interiors and quality finish throughout - the perfect blend of comfort and convenience for modern family life. Features include a fantastic open plan reception/kitchen spanning the ground floor, first floor family bathroom, further en-suite and downstairs WC, gas central heating, double glazing and quality floor coverings.

Externally, the garden benefits from a 12'6" cabin x 9'8" with power and air conditioning, ideal for work space or gym, with slim storage to side.

Accommodation comprises entrance leading into the impressive open plan reception/kitchen, with double doors onto the garden and ample space for relaxing, entertaining and dining. The kitchen area comprises a modern range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor, electric oven, and further space for appliances. A ground floor WC completes the lower level living space. To the first floor, there are two well proportioned bedrooms, plus a family bathroom with Jack & Jill access from the larger bedroom. To the top floor, there is a further generous double bedroom with en-suite shower.

The property is superbly located close to Biggin Hill's variety of shops and amenities, including a Waitrose supermarket. The larger nearby towns of Orpington and Bromley offer a further array of shops, bars and restaurants, as well as mainline railway stations providing links to Central London. The area is also well served by excellent local schools and open spaces.

Viewings are highly recommended.

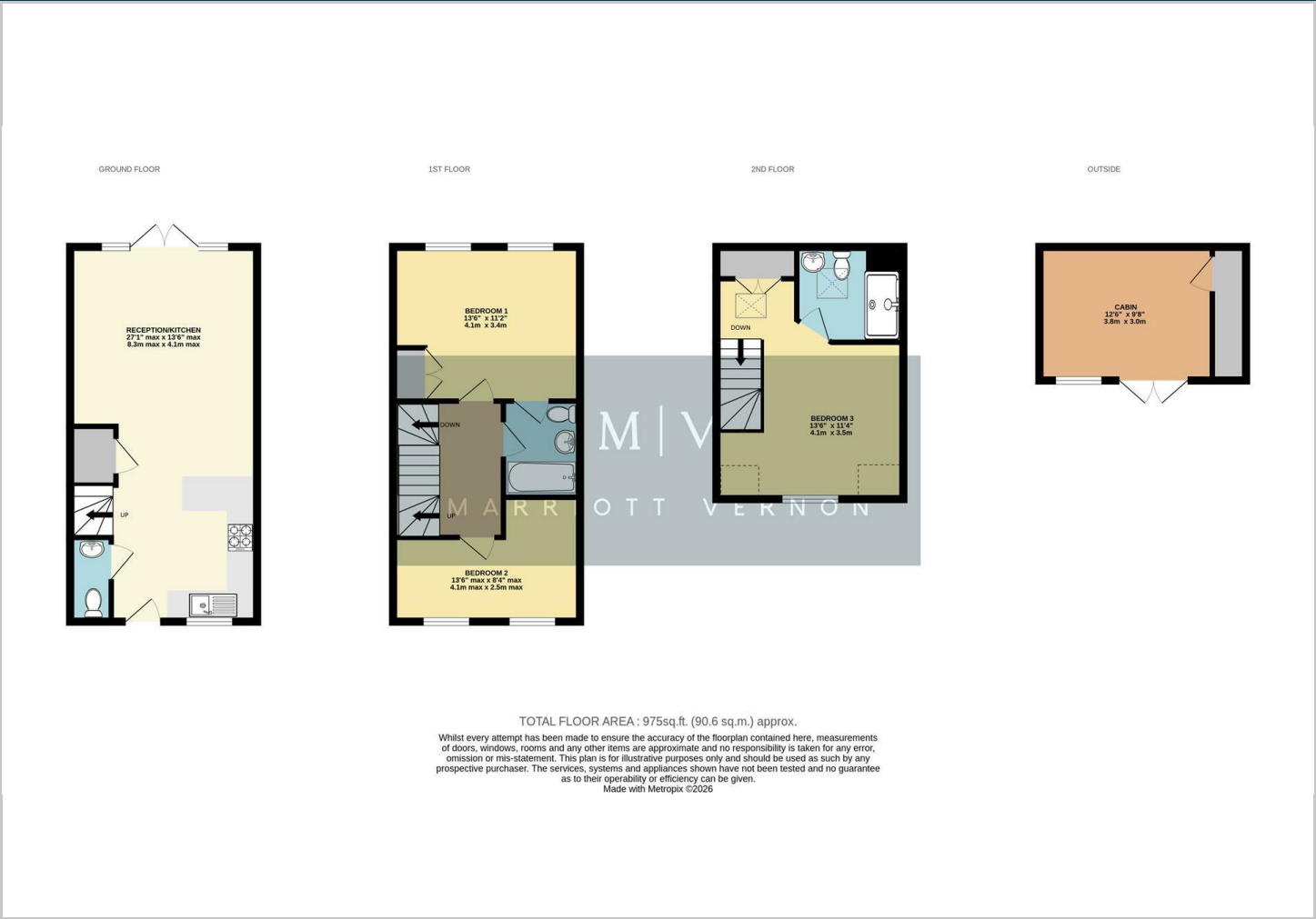
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Floor Plans



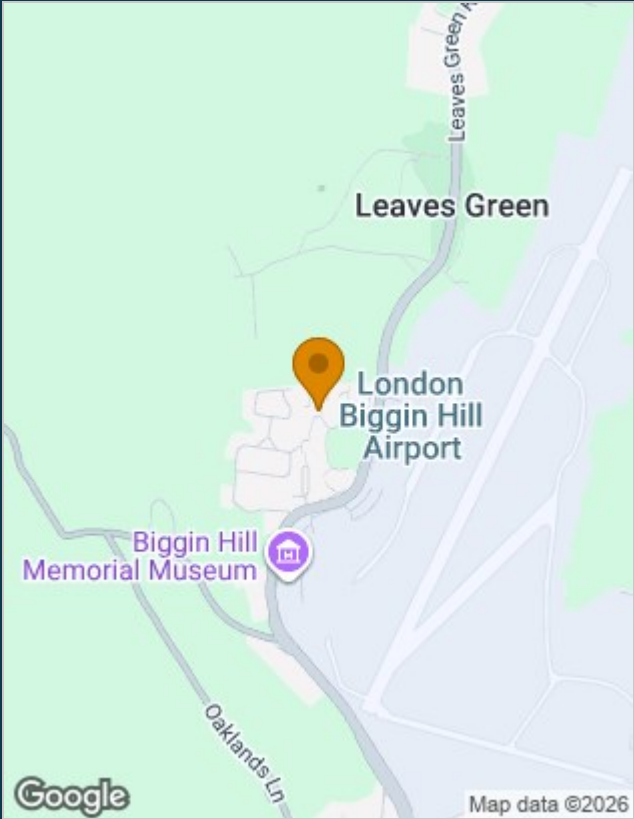
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



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	78	80
	EU Directive 2002/91/EC	