

# SUTHERLAND AVENUE

111 Sutherland Avenue  
Westerham, TN16 3HJ  
Offers In Excess Of £600,000

**Anthony Martin**  
Estate Agents

#### NEW BUILD TO BE COMPLETED MAY 2019

Benefiting from a 10 year Buildzone new homes guarantee is this 4 bedroom detached house which is being marketed off plan.

The property will consist of a lounge, kitchen / diner, bedroom with en suite, utility room and w.c. to the ground floor. The first floor offers three further double bedrooms, one with en suite, and a family bathroom.

Externally there is a driveway offering parking for a number of vehicles and front and rear gardens.

Additional benefits to note include...

- Fully integrated, fitted kitchen (can be to purchaser's design, time of sale agreed and sale price)
- Flexible flooring options (can be to purchaser's design, time of sale agreed and sale price)
- Electric car charging point
- Bi-folding doors leading to garden
- Insulated to above building regulation requirements
- External power, lighting and tap

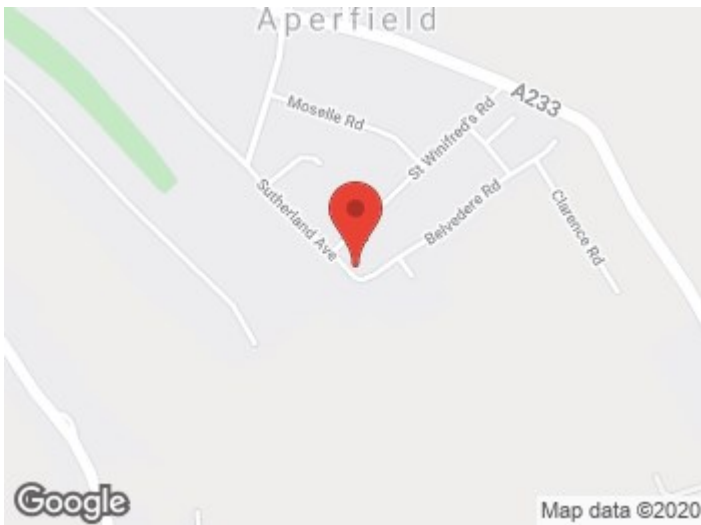
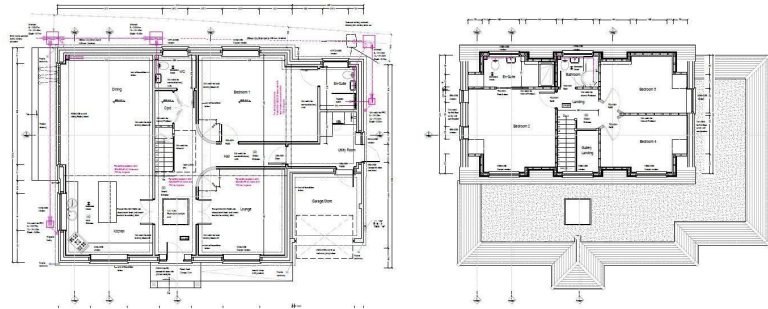
Contact the office on 01689 850111 for any further enquiries.



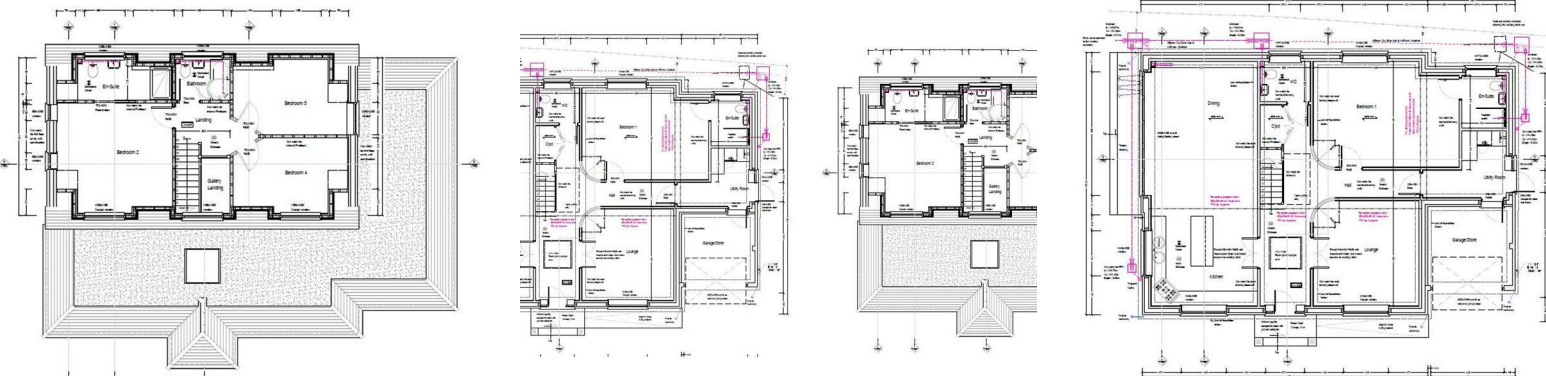


# 111 Sutherland Avenue, Biggin Hill, Westerham, Kent, TN16 3HJ

- Entrance Hallway
- Lounge
- Kitchen / Diner
- Utility Room
- Bedroom Four
- En Suite
- W.C.
- First Floor Landing
- Bedroom One
- En Suite
- Bedroom Two
- Bedroom Three
- Bathroom
- Driveway
- Garage
- Rear Garden



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.