



**RAYNERS**  
TOWN & COUNTRY

2 DELAGARDE ROAD  
WESTERHAM, KENT, TN16 1TR



## 2 DELAGARDE ROAD WESTERHAM, KENT, TN16 1TR

ASKING PRICE £320,000

A very well presented two-bedroom first floor maisonette situated within a short walk of Westerham High Street. Accommodation provides a spacious living room, a fitted kitchen, a modern family bathroom and two double bedrooms one with a built-in wardrobe. There is also a large private garden and a brick-built outhouse with electricity. Westerham high street has a range of shops, pubs and restaurants all within a stone's throw. This property is perfect for first time buyers and investors and comes with an extended lease.











**Tenure: Leasehold**  
**Service Charge: Approximately £490 per year**  
**Lease Length: Approx 172 year remaining**  
**Local Authority: Sevenoaks council**  
**Ground rent £10 per annum**  
**Council Tax Band: C**  
**EPC Rating: D**

**VIEWING STRICTLY BY APPOINTMENT VIA THE SELLING AGENT**

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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. R772

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