



A stylish and contemporary brand new home

Lyne Gardens, Biggin Hill, Westerham, Kent, TN16

£1,500 pcm plus fees apply, Unfurnished
Available from now



• Brand new home • Beautifully presented throughout • Modern open plan living • Large rear patio • Ample off street parking

About this property

Located in a tucked away position of Biggin Hill close to local amenities, this brand new property is presented in superb condition.

Opening into the entrance hall, the modern open plan living room is situated at the rear of the property and enjoys double doors that opens onto the rear patio and garden beyond.

The stylish fitted kitchen boasts a range of high gloss upper and lower units with work surfaces above, and a selection of integrated appliances.

From the entrance hall the main bedroom provides a built in wardrobe and views to the front and rear. Across the hall is the second bedroom, also with fitted wardrobe and an outlook to the front of the property.

The family bathroom is fitted with a contemporary white suite consisting of a bath tub with shower overhead and glass shower screen, wash stand with lower cabinet and W.C.

Approached through electric gates by a gravel driveway providing ample parking, the front of the property benefits from a gable porch. To the side is access to the rear garden.

Furnishing

Unfurnished

Local Authority

Bromley District Council, Bromley
Council Tax Band = Council Tax

Energy Performance

EPC Rating = B

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.
Telephone: +44 (0) 1732 789 760.





Local Information

Located a short distance from the historic town of Westerham and approximately 15 minutes drive to Sevenoaks.

Comprehensive Shopping: Westerham, Oxted, Sevenoaks and Royal Tunbridge Wells.

Mainline Rail Services: Fast service from Oxted to Victoria and London Bridge. Sevenoaks to Charing Cross/Cannon Street.

Grammar Schools: Tonbridge and Tunbridge Wells

Private Schools: Sevenoaks and Tonbridge public schools.

Woldingham. Coombe Bank and Walthamstow Hall private girls schools. Sevenoaks, Solefields and New Beacon preparatory schools in Sevenoaks. St Michaels & Russell House preparatory schools in Otford. Hazlewood preparatory school in Limpsfield Chart. Laverock girls preparatory school in Oxted.

Leisure Facilities: There are many local places of historical interest, country walks and bridle paths, a wide selection of lively place to eat and drink as well as numerous country pubs. The South East Coastal resorts are approximately an hours drive away as is the Channel Tunnel. Golf clubs at Westerham, Limpsfield, Tatsfield, Edenbridge, Sevenoaks and Hildenborough. Sevenoaks and Oxted swimming and leisure centres. Crockham Hill Tennis Club.

Motorway Links: Junction 5 or 6 of the M25 give access to other motorway networks, Gatwick and Heathrow Airports and the Channel Tunnel Terminus.



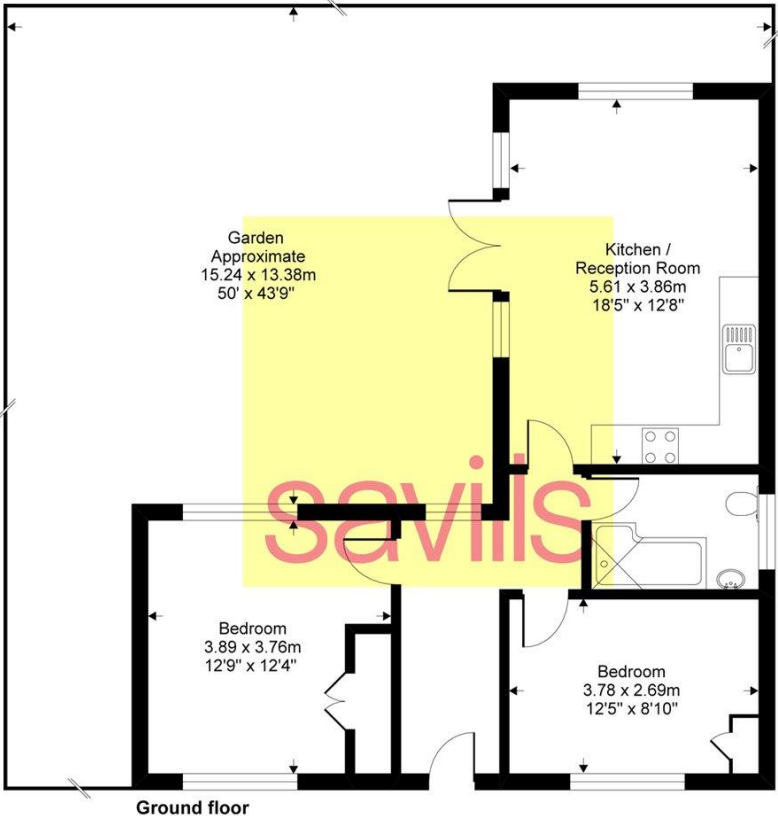
Lyne Gardens, Biggin Hill, Westerham, Kent, TN16
Gross Internal Area 668 sq ft, 62.1 m²

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Approximate Area = 668 sq ft / 62 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Savills (UK) Limited. REF: 660805

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20201023MEHE

