



KARRISON
PROPERTY

3-4 BED HOUSE
TO LET



HIGHFIELD

Clarks Lane, Westerham, Kent TN16 2EL

TENANCY	AST for 12 MONTHS +
SIZE	3-4 BED
RENT	£2,000 PCM
AVAILABLE	Immediate

FEATURES

- > Country Setting
- > Newly Refurbished
- > 3-4 Bedrooms
- > 2 Bathrooms
- > Roof Terrace
- > Garden
- > Garage & Off Street Parking

Contact us on 01959 563888 or visit www.karrison.co.uk

DESCRIPTION

A 3-4 bedroom semi-detached house situated in a lovely country setting.

The property has recently been refurbished and redecorated and provides bright adaptable space ready for occupation.

Externally, there is plenty of parking, a garage, a rear garden and a first floor terrace access from the bedroom.

KEY FEATURES

- > Open plan reception / kitchen
- > Study Bedroom 4
- > Cloakroom
- > 3 bedrooms, including master with ensuite
- > Family bathroom
- > Roof terrace
- > Garden
- > Garage & off street parking

GENERAL INFORMATION

Services:	Electricity and water. The property is served by a cesspit.
Local Authority:	Tandridge District Council
Council Tax:	Tax Band 'E'. Council Tax for the current financial year 2023/2024 is £2,799.58.
EPC Rating:	'D'
General:	There is a public bridleway that runs alongside the west boundary of the driveway.

DIRECTIONS

Coming from Westerham town centre, take Croydon Road (B2024) towards Warlingham which turns into Clarks Lane. The semi-detached houses are the first buildings on the right hand side. Highfield is the second driveway.

What3words – detect.sugar.treat

TERMS

The property is available to let unfurnished on an assured shorthold tenancy agreement for a minimum term of 12 months at a monthly exclusive rental of **£2,000 pcm**. A rent deposit of 5 weeks rent will be required, together with 1 month's rent payable in advance. The tenant is also responsible for council tax, water rates and all usual utilities. A holding deposit of 1 weeks rent will also be required. Further details on request. No pets allowed.

VIEWING & FURTHER INFORMATION

Lesley Coppack or Alison Hiller
01959 563888
or visit : karrison.co.uk

IMPORTANT INFORMATION

These particulars have been prepared in good faith to give a fair overall view of the property and are to be treated as a general guide only and do not form any part of an offer or contract. Any intending tenants must rely on their own enquiries by inspection or otherwise as to the correctness of each of the statements contained in these particulars, and on all matters including planning or other consents. All statements contained in these particulars are given without responsibility on the part of Karrison Property or the Vendor or Lessor of this property. Neither Karrison Property nor any joint agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. Prospective tenants are advised to satisfy themselves as to the working order of any apparatus, equipment, fixtures or fittings or services where applicable. Karrison Property or any joint agents have not tested them. Any area measured or distances referred to are given as a guide only and are not precise.

