



## 1 Vincent Square, Westerham, TN16 3EL

### Guide price £395,000

\*\*\*Open Evening Friday 25th August 4pm - 6pm\*\*\* By Appointment Only.

Exclusive Opportunity: 2-Bedroom Family House in Biggin Hill - Westerham

Guide price for this slice of Biggin Hill history is between £395,000 and £425,000. This exclusive opportunity is brought to you by I Am Real Estate.

Prepare to be captivated by this charming 2-bedroom family home, nestled in the desirable location of Vincent Square, Biggin Hill. A rare find, this property is perfectly suited for families and individuals looking to downsize and enjoy a serene, community-focused lifestyle.

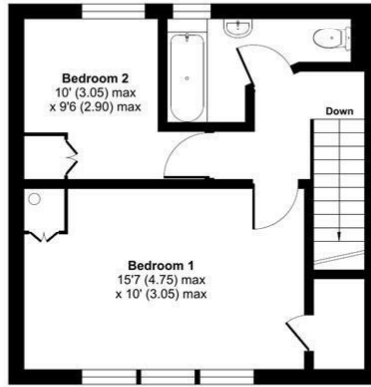
Originally built with an emphasis on creating comfortable homes for pilots stationed at the nearby Biggin Hill Airport, these properties hold an intriguing historical allure. So, you're not just buying a house but a piece of local history.



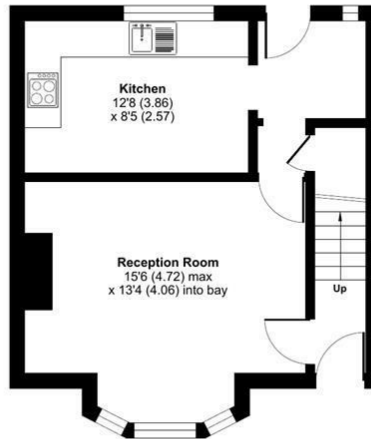
# Floor Plan

## Vincent Square, Biggin Hill, Westerham, TN16

Approximate Area = 753 sq ft / 69.9 sq m  
For identification only - Not to scale



FIRST FLOOR

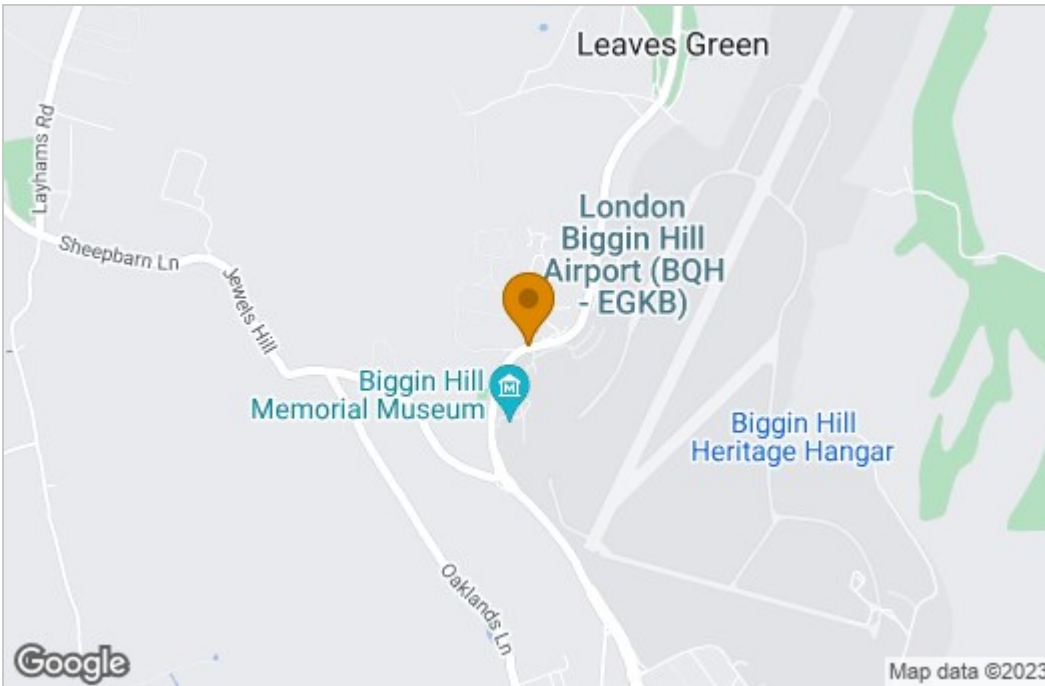


GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for IAM Real Estate. REF: 989514

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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