



41 Quebec Avenue, Westerham, Kent TN11 0DB
Guide Price: £465,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Smart Extended End of Terrace House
- *Conveniently Located for Town Centre
- *Three Bedrooms *Modern Fitted Kitchen *Sitting Room
- *Open Plan Kitchen/Dining Room *Cloakroom
- *Contemporary Bathroom Suite
- *Secluded Rear Garden backing Quebec House
- *Front Garden & Driveway for 2/3 Cars
- *Corner Garage in Nearby Block

Description

This smart extended three bedroom home is situated in a tucked away cul-de-sac, enjoying a delightful aspect to Quebec House and St Mary's Church, walkable to the town centre with access to wonderful countryside walks from the doorstep. The property is presented in lovely order throughout with an open plan feel, ideal for modern family living, bi-fold doors opening the space to the private rear garden.

Accommodation

- Smart composite front door with matching side windows opening to the entrance hallway with dark wood effect luxury flooring. Staircase with glazed balustrade rising to the first floor, access to a cloakroom comprising close coupled toilet, vanity basin and door to understairs storage cupboard housing meters.
- The luxury flooring continues throughout the ground floor to the bright sitting room with aspect to front and views to St Mary's Church and door through to the:-
- Stylish modern kitchen fitted with a range of white gloss wall mounted cabinets and base units of cupboards and drawers complemented by granite effect square edge worktops. Full height pullout larder unit and cupboard housing Worcester Bosch combination boiler. Integrated appliances include a Whirlpool dishwasher, electric Zanussi fan oven with hob and extractor over, space and plumbing for a washing machine and space for American style fridge/freezer. LED downlighting and open archway flowing through to the dining room flooded with light from a roof lantern, high windows and bi-fold doors opening to the garden.
- First floor landing with glazed balustrade and access to the part boarded loft space via hatch and fitted cupboard.
- Main bedroom with lovely aspect to the front towards the church and comprehensive range of full height gloss fitted wardrobes. Second double bedroom having an aspect to the rear and third single bedroom also with an aspect to front and fitted cupboard over stair recess.
- Contemporary family bathroom fitted with a white suite comprising square end bath with Bristan shower over, handheld attachment and drench head, vanity basin, concealed cistern toilet chrome heated towel rail, contrasting sparkle floor tiling and spot lighting.



- The private rear garden offers seclusion having hedged, picket fenced and walled boundaries with an attractive aspect over the River Darent and Quebec House, being mainly laid to lawn with a decked seating area and access to the front garden and driveway via a wooden side gate. External power and tap.
- Spacious corner garage situated in a nearby block with up and over door to front.
- Services & Points of Note: All mains services. Gas central heating. Double glazed windows. Sky internet connection.
- Council Tax Band: D – Sevenoaks District Council
- EPC: C

Westerham
The property is situated in the historic market town of Westerham located in the valley of the River Darent, centrally positioned between the larger towns of Sevenoaks and Oxted, within the Kent Downs Area of Outstanding Natural Beauty. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafes, pubs and restaurants. Two famous residents of Westerham were General Wolfe who lived at Quebec House, to which the property backs and, Sir Winston Churchill whose country home was Chartwell. These properties and others including Hever Castle and Penshurst Place are just a few of the private and National Trust places to visit. The town is surrounded by extensive, greenbelt countryside providing numerous, beautiful walks and facilities for sports and other recreational activities. Westerham lies a short drive from Sevenoaks and Oxted town centres both offering more comprehensive shopping facilities plus direct train services to London: Oxted into London Victoria & London Bridge. Sevenoaks into Charing Cross/Cannon Street. The M25 is easily accessed nearby at junction 6 and junction 5 for access to Gatwick and Heathrow airports.



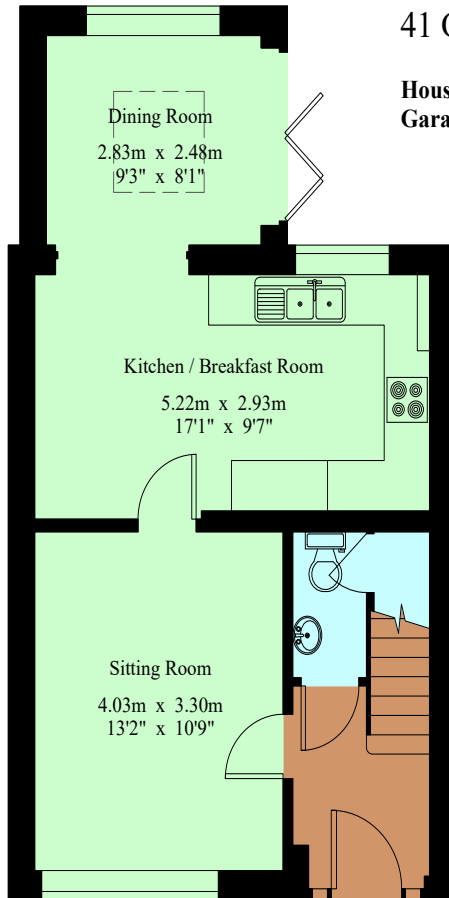
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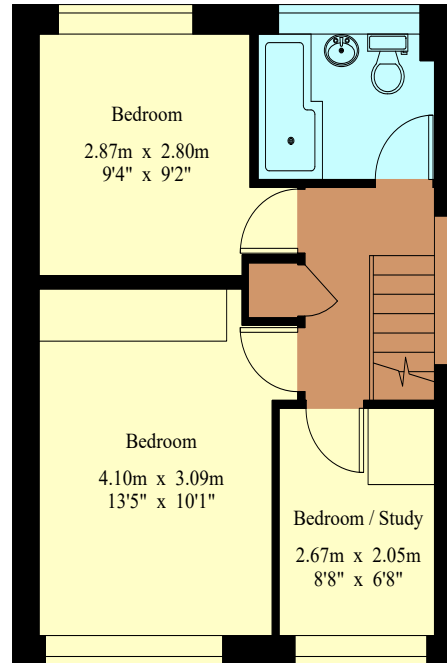
www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

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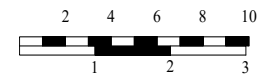
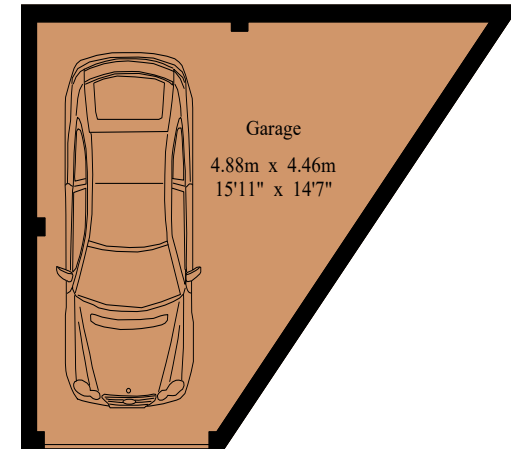
House - Gross Internal Area : 83.4 sq.m (897 sq.ft.)
Garage - Gross Internal Area : 20.4 sq.m (219 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.
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