Ibbett Mosely

London Road, Westerham, TN16 1DP

A beautifully presented semi-detached Victorian family home with versatile accommodation arranged over three floors and extending to just over 1500 sq ft plus the garden studio and store room.

- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Stunning Kitchen/Dining Room
- Gas Central Heating
- Garden Studio and Store
- Off Street Parking
- Garden

PRICE FREEHOLD £795,000

LOCATION

The centre of Westerham is a short walk and is situated on the A25 between the larger towns of Oxted and Sevenoaks. There is a good choice of local shops, restaurants, bars and public houses, together with church, library, medical centre and primary school. Oxted and Sevenoaks are four and seven moles away respectively, having much improved shopping facilities and stations to central London. Sporting facilities in the area include golf at Westerham, Tatsfield and Limpsfield, leisure centre with indoor swimming pool in Oxted and tennis at the Limpsfield Club.
There are further state and private schools for all ages in the surrounding villages and towns.
M25 access from junctions 5 and 6.

ENTRANCE FLOOR

With front door to the entrance hall.

ENTRANCE HALL

With exposed floorboards and stairs to the second floor and lower ground floors.

SITTING ROOM

With bay window to the front, exposed floorboards and decorative fireplace with open grate and tiled hearth.

BEDROOM FOUR

With decorative fireplace.

BEDROOM FIVE

With decorative fireplace.

LOWER GROUND FLOOR (GARDEN)

KITCHEN/DINING ROOM
An open plan area with built in base and wall units, built in appliances including range style cooker and dish washer, plumbing for washing machine. Island unit with storage under and breakfast seating. Bi-fold doors to the rear garden.

BATHROOM
With bath, hand basin and W.C.

SNUG/TV ROOM
With wood flooring and some exposed brickwork as a feature.

SECOND FLOOR

LANDING

BEDROOM ONE
With feature fireplace.

BEDROOM TWO
With feature fireplace, wardrobe cupboard and fitted display shelves with cupboards under.

BEDROOM THREE
With feature fireplace, fitted wardrobe and display shelves with cupboards under.

SHOWER ROOM
With shower cubicle, W.C. and hand basin.

OUTSIDE

PARKING

There is off street parking at the front for two cars.

STUDIO

Located at the end of the garden with light, power and plumbing, it is considered that this could be used for a number of purposes, there is also an adjoining garden store.

THE GARDEN

Is enclosed with hedged boundaries and is mainly laid to lawn with terrace and patio.

SERVICES & COUNCIL TAX

Mains gas, water, electricity and drainage are connected.
Sevenoaks District Council - Band "E"

DIRECTIONS

Take the A233 London Road from Westerham, continue straight on at the Zebra Crossing when the property will be found on the right just before Madan Road.

TOTAL FLOOR AREA : 1661 sq.ft. (154.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Ibbett Mosely

Westerham 01959 563265

EPC Rating- D

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