
Ibbett Mosely







Sandy Lane, Westerham, TN16 1EB

Guide Price £450,000 Freehold

Requiring modernisation and improvement this nineteen sixties end of terrace three bedroom family home offers the new owner the addition possibility to extend.

- Three Bedrooms
- Kitchen
- Double Glazing
- Bathroom
- Cloakroom
- Garage
- Reception Room
- Gas Heating (not working)
- Garden

Price Range: £450,000 to £475,000 Freehold
Built in the nineteen sixties this end of terraced three bedroom family home will allow the new owner the opportunity to update and potentially extend with a two storey addition as has been carried out on a similar nearby home. The property has brick and weatherboard elevations under a tiled roof.
Located in a cul de sac the property is close to the town centre, the King Georges Recreation Ground and the Churchill Primary School

LOCATION

Westerham is located in the valley of the River Darent between the larger towns of Oxted and Sevenoaks. Within the town there are a variety of local shops, two supermarkets, a medical centre, library, numerous cafe's, bars and restaurants and the Churchill Primary School which is within walking distance of the property. There are sporting and recreational facilities on the King George Playing Fields.
There are other state and private schools and sporting facilities in the surrounding villages and towns.
There are bus connections to Sevenoaks and Oxted both having a wider choice of shops and stations to London. M25 (J 5 & J 6) are both a short drive.

GROUND FLOOR

ENTRANCE HALL

With radiator and wood block flor.

CLOAKROOM

With w.c., hand basin and ladder style towel rail. Lino wood effect flooring.

RECEPTION ROOM

With living and dining room areas. Two radiators, double glazed windows. Fireplace with tiled and timber surround and open grate.

KITCHEN

Fitted with base and wall units, single drainer one and a half bowl sink, gas hob, double over and extractor. Plumbing for washing machine and dish washer. Recess under the stairs, lino wood effect

flooring, and double glazed window. Door to the garden

FIRST FLOOR

LANDING
With double glazed window and loft access.

BEDROOM ONE
With radiator, double glazed window and wardrobe cupboards.

BEDROOM TWO
With radiator and double glazed window.

BEDROOM THREE
With radiator, double glazed window and airing cupboard.

BATHROOM
With enclosed bath with a separate shower over, w.c. and hand basin. Radiator, double glazed window and part tiled walls.

OUTSIDE
GARAGE: With up and over and side doors and electricity supply.

THE GARDEN
Is of a good size with lawn, pergola, flowering trees and shrubs.

SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage. (we have been advised the gas heating is not currently working).
Sevenoaks District Council - Band

DIRECTIONS
Leave Wersterham on the A233 London Road towards Biggin Hill and Bromley. Continue over the Zebra crossing and then take the second right into Madan Road. Sandy Lane will be the first on the left.





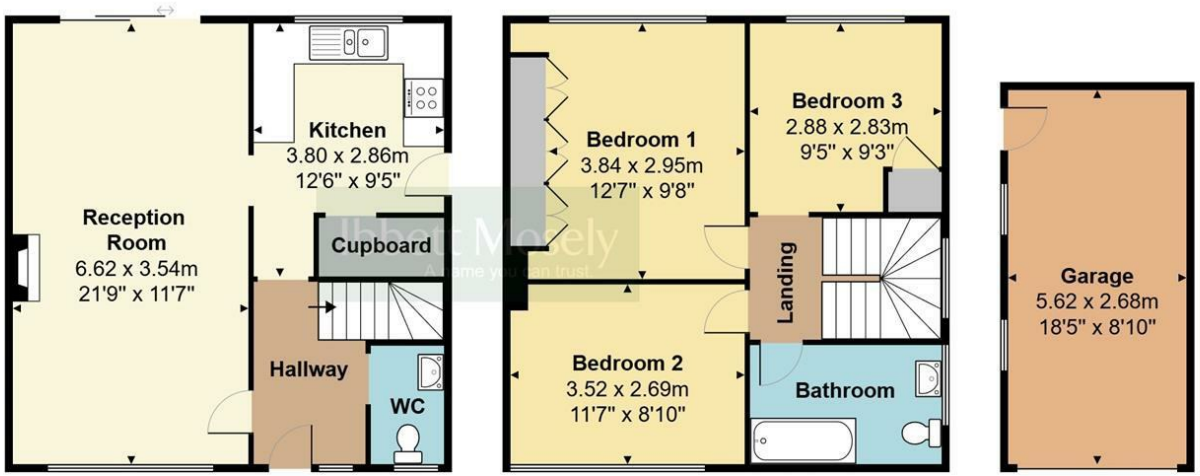




EPC Rating- E

Sandy Lane, Westerham, TN16

Total Floor Area: 100.9 m² ... 1086 ft²



Ground Floor
Total Floor Area 42.9 m² ... 462 ft²

1st Floor
Total Floor Area 42.9 m² ... 462 ft²

Outbuilding
Total Floor Area 15.1 m² ... 162 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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