Ibbett Mosely

Madan Road, Westerham, TN16 1DU

Guide Price £450,000 Freehold

**** FOR SALE FREE OF ONWARD CHAIN ****

This Edwardian semi-detached two bedroom family home with large double reception room was built in 1907 offers the new owner a great opportunity to create additional accommodation with a loft conversion and developing the lower ground floor into more useable accommodation

- Two Bedrooms
- Kitchen/Breakfast Room
- Gas Central Heating
- Garden
- First Floor Bathroom
- Basement with Cloakroom
- Partly Double Glazed
- Two Reception Rooms
- Workshop
- Narrow Shared Driveway

GUIDE PRICE £450,000 TO £475,000 FREEHOLD
This chain free semi-detached Edwardian home offers the new owner a tremendous opportunity to create additional accommodation by the conversion of the loft space and to develop the lower ground floor into more usable living accommodation.
The property, built 1907 has mainly brick elevations under a tiled roof and also requires modernisation.

LOCATION

in a residential location to the north of the town centre, within the town there is a wide selection of shops, two small supermarkets and a choice of cafes, restaurants, a social club and pub. There is also a library, medical centre and the Churchill Primary School. Sporting and recreational facilities at The King George Playing Fields and golf at the Westerham Club.
There are other state and private schools and recreational facilities in the surrounding villages and towns.
Bus services from Westerham to Oxted, Sevenoaks and Bromley all with a wider choice of facilities and stations to London. M25 access from junctions 5 or 6.

GROUND FLOOR

ENTRANCE PORCH

With door to the entrance hall.

ENTRANCE HALL

With radiator and stairs to the first floor.

RECEPTION ROOM

With radiator, bay window to the front, tiled and decorative surround to a fireplace with quarry tiled hearth (Sealed). The original door to the entrance hall has been sealed. Wide arch to the dining room.

DINING ROOM

Fireplace with fitted gas fire. Door with stairs down to the lower ground floor.

KITCHEN/BREAKFAST ROOM

With gas cooker point, gas boiler for central heating and hot water, single drainer single bowl stainless

steel sink unit, plumbing for a washing machine, radiator, double glazed window, door to the side and space for a table and chairs.

FIRST FLOOR

LANDING
With wardrobe cupboard and hatch to the loft.

BEDROOM ONE
With radiator and secondary glazing.

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

BATHROOM
With enclosed bath, w.c. and hand basin. Part tiled walls, original decorative fireplace surround. Radiator and double glazed window. Linen cupboard with hot water cylinder.

LOWER GROUND FLOOR

BASEMENT
With plumbing for a washing machine.

WORKSHOP
With work bench and door to the garden.

CLOAKROOM
With w.c. and hand basin.

OUTSIDE
There is a narrow drive to the side of the house jointly owned by 22 & 24 Madan Road, although originally used for vehicle access it is not consider suitable for modern day vehicles.

THE GARDEN
The front garden is partly walled with railings and has some plants and shrubs. The back garden includes lawns, plant and shrubs borders, a garden tap, shed, open store and outside lighting. There are double gates from the narrow drive.

SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
Sevenoaks District Council Band "D"

ROUTE TO VIEW
Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Madan Road will be on the right after about half a mile.

EPC Rating- F

Madan Road, Westerham, TN16

Total Floor Area: 118.6 m² ... 1276 ft²

Lower Ground Floor
Total Floor Area 26.7 m² ... 288 ft²

Ground Floor
Total Floor Area 46.4 m² ... 500 ft²

2nd Floor
Total Floor Area 45.5 m² ... 489 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0