



Ibbett Mosely



Bartlett Road, Westerham, TN16 1TP

Offers In The Region Of £450,000 Freehold

Offered for sale with no onward chain this nineteen sixties end of terrace three bedroom family home with garage, which requires modernisation is located in a small cul-de-sac a short walk of Westerham town centre

- Three Bedrooms
- Kitchen
- Single Garage
- Modern Shower Room
- Warm Air Heating
- Garden
- Large Reception Room
- Mainly Double Glazed

** AVAILABLE FREE OF CHAIN **

Within a couple of minutes walk of the town centre and located in a small residential cul-de-sac this spacious three bedroom end of terrace family home now requires updating.

Understood to have been built in the mid nineteen sixties the property has brick and tile hung elevations under a tiled roof, potential exists, subject to planning, to add a conservatory and convert the loft space.

LOCATION

The town of Westerham is located around the A25 and comprises a selection of local specialist shops along with two smaller supermarkets. There is a wide choice of pubs, restaurants, cafe's and bars as well as a medical centre, library and the Churchill Primary School and nursery which is within walking distance.

The Green, surrounded by mainly Listed Period properties is used for many community events and the statues of Sir Winston Churchill and General Wolf sit proudly on it.

There are other state and private schools in the surrounding villages and towns as well as sporting and recreational facilities including Westerham Golf Club.

Bus services from the town go to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London.

M25 access from junctions 5 or 6.

GROUND FLOOR

ENTRANCE PORCH

With a multi painted glazed door with side windows opening to the entrance hall.

ENTRANCE HALL

With cloak cupboard, cupboard under the stairs and cupboard housing the BRINK warm air heating unit. Doors to the kitchen and reception room.

RECEPTION ROOM

A double aspect room with space for separate living and dining areas has double glazed double doors to the garden secondary glazed window to the front, warm air vents and wood block flooring.

KITCHEN

With single drainer single bowl stainless steel sink unit, base unit, wall cupboards, plumbing for a washing machine and a double glazed door to the garden.

FIRST FLOOR

LANDING

Hatch to the loft space and linen cupboard with hot water cylinder.

BEDROOM ONE

With warm air vent, double glazed window and wardrobe cupboard.

BEDROOM TWO

With warm air vent, double glazed window and wardrobe cupboard.

BEDROOM THREE

With warm air vent and fitted wardrobe cupboards.

SHOWER ROOM

With shower cubicle, hand basin with cupboards under and w.c., warm air vent, double glazed window, part tiled walls, shaver socket and tiled flooring.

OUTSIDE

GARAGE

A single garage with up and over door.

THE GARDEN

Includes lawns, trees, shrubs and a patio.

COUNCIL TAX

The property is in band "D" for council tax payments and is located within the Sevenoaks District.

SERVICES

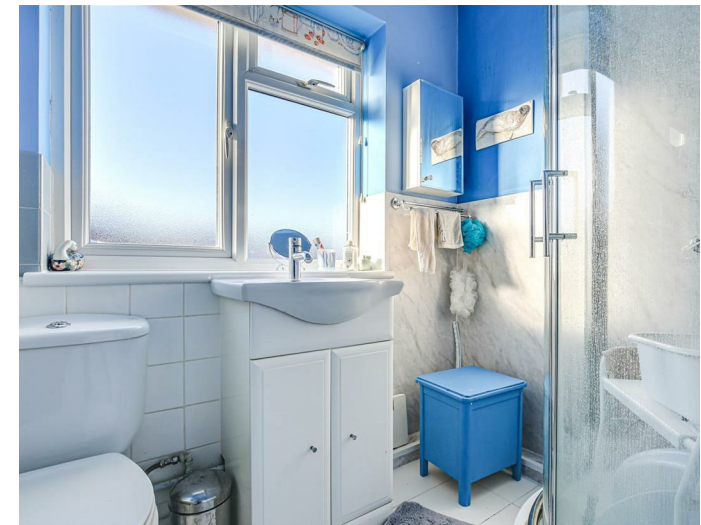
Mains gas, water, electricity and drainage are connected.

NOTE

There is a pedestrian right of access to the side and back of the house for other properties in Bartlett Road.

DIRECTIONS

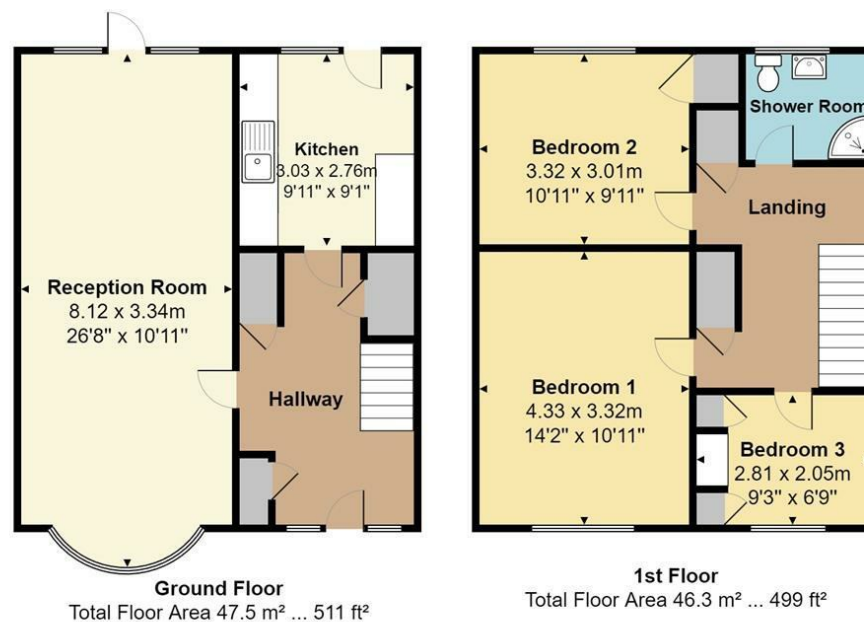
From the High Street take the B2024 Croydon Road, Bartlett Road will be on the left after about a hundred yards.



EPC Rating- D

Bartlett Road, Westerham, TN16

Total Floor Area: 93.8 m² ... 1010 ft²



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

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