Ibbett Mosely

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Madan Road, Westerham, TN16 1DY

Offers In Excess Of £575,000 Freehold

in a residential location convenient for the town centre, open countryside and the King george Recreation Ground this spacious four bedroom end of terrace family house comes highly recommended.

- Four Bedrooms
- Dining Room
- Cloakroom
- Good Size garden
- Bathroom
- Modern Kitchen
- Gas Central Heating and Double Glazing
- Sitting Room
- Conservatory
- Parking for up to Five Vehicles

A spacious and well presented four bedroom end of terrace family home extending to just over 1250 sq ft with two reception rooms, double glazed conservatory, recently installed Wren Kitchen and cloakroom.
The property has a large drive with ample parking for four or more vehicles and a generous size garden.
The house is on a corner plot and has brick elevations under a tiled roof with gas central heating and double glazed windows.
An inspection is recommended.

LOCATION

The historic town of Westerham is situated between the larger towns of Oxted and Sevenoaks, within the town there is a good selection of shops, and various cafe's, bars, restaurants and pubs. The Green on which are the statues of Sur Winston Churchill and General Wolfs hosts a number of fetes and other activities.
The Churchill Primary School is within walking distance and there are other state and private schools in the surrounding villages and towns. There are sporting and recreational facilities on the King George Playing Fields and golf at the Westerham Club.
Bus services to Oxted and Sevenoaks, both with a wider choice of shops and stations to London. M25 access from junctions 5 and 6.

GROUND FLOOR

Steps from the drive to the front door.

ENTRANCE HALL

With stairs to the first floor.

SITTING ROOM

With radiator, double glazed window, fireplace with brick surround and hearth, beam over and fitted log burner. Part panelled walls, access to the kitchen and wood effect flooring.

DINING ROOM

With radiator, double aspect double glazed windows, part panelled walls, wood effect flooring, open to the kitchen and doors to the back garden and to the conservatory.

CONSERVATORY
With radiator, double glazed windows and bi-fold doors to the garden. Wood effect flooring.

FITTED KITCHEN
A recently installed Wren kitchen with fitted base and wall units, built in appliances including hob, double oven/grill, extractor, dish washer and washing machine. Single drainer one and a half bowl sink unit, radiator. Larder storage space under the stairs, part tiled walls and double glazed window.

REAR HALL
With space for fridge/freezer.

CLOAKROOM
With WC, hand basin with cupboards under, wall mounted gas boiler for central heating and hot water, part tiled walls and wood effect flooring.

FIRST FLOOR

LANDING
The landing has a decorative arch and divides at the top of the stairs to the first floor bedrooms and bathroom. There is a hatch to the loft and shelves in a recess.

BEDROOM TWO
With radiator, double glazed window and part panelled walls.

BEDROOM FOUR
Currently used as an office with radiator, double glazed window and wood effect flooring.

BEDROOM ONE
With radiator, double glazed window, shelves in recess and cupboard over the stairs.

BEDROOM THREE
With radiator, double glazed window, part panelled walls and linen cupboard with hot water cylinder and shelving.

BATHROOM

BATHROOM
Fitted with a corner bath with separate electric shower over, WC and hand basin. Tiled walls, heated towel rail, double glazed window and wood effect flooring.

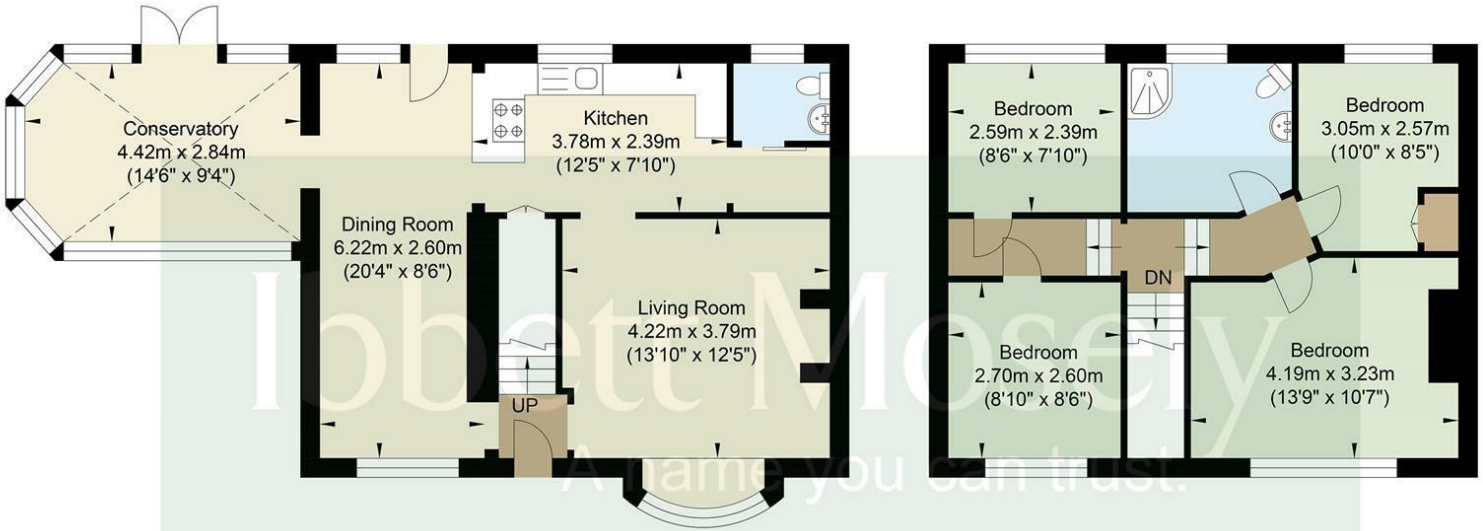
OUTSIDE
To the front of the house is a paved driveway with parking for up to five vehicles, there are lawns either side with planted trees and shrubs.
There is a gated access to one side to the back garden where there is a paved sun terrace with pergola, an area of decking and a variety of flowering trees and shrubs. The garden is well fenced.

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

ROUTE TO VIEW
Take the A233 London Road from Westerham towards Biggin Hill and Bromley. Continue down the London Road when Madan Road is the second road on the right after passing the Zebra Crossing.
The property will be on the left immediately after Hartley Road.

EPC Rating- C

Madan Road



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Ground Floor
Approximate Floor Area
712.46 sq ft
(66.19 sq m)

First Floor
Approximate Floor Area
538.30 sq ft
(50.01 sq m)

Approximate Gross Internal Area = 116.20 sq m / 1251 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

Westerham 01959 563265

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