

Ibbett Mosely







Granville Road, Westerham, TN16 1RX

Asking Price £560,000 Freehold

An older style, extended three bedroom family home located in a sought after location within walking distance of the town centre.
Standing to the back of a central green the house enjoys beautiful views over Westerham and the hills beyond.

- Three Bedrooms
- Dining Room
- Cloakroom and Utility Room
- Parking Space and Front and Back Gardens
- Bathroom
- Breakfast Room
- Gas Central Heating
- LIving Room
- Kitchen
- Double Glazing

Located in a sought after residential development this older style three bedroom extended semi-detached family home comes highly recommended. The property enjoys views to the front, not only over a central green but beyond over Westerham and the North Downs.
Extended in recent years for the current owners the property has brick elevations under a mainly tiled roof with gas central heating and double glazed windows and doors.

LOCATION

Granville Road is located close to the centre of Westerham, which has a great mix of eateries, boutiques and local stores, ensuring a strong local community and thriving town for visitors attracted to its quaint and historic associations.
Oxted (5 miles) and Sevenoaks (7 miles) provide rail services to London Victoria (39 minutes) and London Bridge (32 minutes), and a further selection of shopping, eateries, entertainment and leisure facilities.
The national motorway network is easily accessed via the M25 at Sevenoaks (J 5) and Godstone (J 6).

GROUND FLOOR

ENTRANCE HALL

With radiator, double glazed entrance door and storage under the stairs.

LIVING ROOM

With radiator, double glazed bay window to the front, timber surround and mantle to a fireplace with fitted multi fuel burning stove.

DINING ROOM

With radiator and double glazed window to the front.

BREAKFAST ROOM

With radiator.

KITCHEN

Fitted with a range of base and wall units, single drainer single bowl stainless steel sink unit. Space for gas cooker with extractor over. Integrated fridge and freezer, pull out waste storage bin, radiator, part tiled walls, double glazed window and double glazed door to the garden.

UTILITY ROOM
Fitted with a base unit, plumbing for washing machine, wall cupboard and wall mounted gas boiler for heating and hot water.

CLOAKROOM
With w.c, hand basin with cupboard under, chrome ladder style towel rail, extractor fan and double glazed window.

FIRST FLOOR

LANDING
With hatch to the loft space and double glazed window.

BEDROOM ONE
With radiator, double glazed windows allowing views over Westerham and the hills beyond. Linen cupboard with hot water cylinder and shelving.

BEDROOM TWO
With radiator, double glazed window allowing views over Westerham and the hills beyond.Wardrobe cupboard.

BEDROOM THREE
With radiator and double glazed window.

BATHROOM
With enclosed bath, w.c. and hand basin. Part tiled walls, radiator and double glazed window.

OUTSIDE
To the front of the house is a PARKING SPACE for one vehicle, a path which also serves 33 Granville Road leads to the front door, to the side of the path, the front garden includes a lawn and plant and shrub borders.
The back garden includes a lawn, patio, garden shed and further plant and shrub borders.

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

DIRECTIONS
Leave Westerham on the A25 towards Oxted, pass Croydon Road and Stratton Terrace on the right and then take the next right into New Street.
Follow New Street into Farley Nursery/Westbury Terrace and then right into Granville Road, turn left before the green and the property will be located at the back of the green









EPC Rating- C



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

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