



Ibbett Mosely



Costells Meadow, Westerham, TN16 1BN

Offers In The Region Of £395,000 Freehold

Available for the first time since new this mid nineteen sixties three bedroom family home is situated in a convenient location a short walk of the King Georges Recreation Ground and the historic town centre.

The property has potential for extension subject to necessary consents

- Three Bedrooms
- Shower Room
- Reception Room
- Conservatory
- Kitchen
- Gas Central Heating
- Mainly Double Glazed
- On Road Parking
- Large Garden

AVAILABLE FOR THE FIRST TIME SINCE NEW AND AVAILABLE FREE OF ONWARD CHAIN

Built in 1966 the property this three bedroom end of terraced family house offers a south facing back garden larger than most similar properties in the area, there is scope (subject to necessary consents) to extend the property at the back.

The property has brick and tile hung elevations under a tiled roof with the exception of a conservatory which was added after the original build.

LOCATION

The town centre offers a variety of shops, cafe's, restaurants, bars and pubs as well as a library and medical centre. Churchill Primary School is a short walk as is the King Georges Recreation Ground. There are other state and private schools in the area as well as sporting and recreational facilities including Westerham Golf Club.

There are bus connections to Sevenoaks, Oxted and Bromley all with a wider choice of shops and stations to London. M25 access from junctions 5 and 6.

GROUND FLOOR

ENTRANCE HALL

With radiator, double glazed front door and side window. Cupboard under the stairs.

RECEPTION ROOM

An L-shaped room providing sitting and dining areas. Two radiators, double glazed window to the front, single glazed slip window to the side and patio door to the conservatory.

CONSERVATORY

With radiator, double glazed windows and door to the garden.

KITCHEN

Fitted with a range of base and wall units, serving hatch to the dining area, space for upright fridge/freezer, built in oven, hob and extractor. Single drainer single bowl stainless steel sink unit. Plumbing for washing machine and dishwasher. Wall mounted gas boiler for central heating and hot water. Double glazed window and bi-fold door to the conservatory.

FIRST FLOOR

LANDING

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

BEDROOM ONE

With radiator, double glazed window to the front and single glazed slip window to the side.

BEDROOM TWO

With radiator and double glazed window.

BEDROOM THREE

With radiator and double glazed window.

SHOWER ROOM

With shower cubicle, w.c. and hand basin with cupboard under. Part tiled walls, radiator and double glazed window.

OUTSIDE

On road parking.

THE GARDEN

The front garden area is terraced with a number of plants and shrubs and retaining walls. To the back of the house the garden is on the south side and includes a patio, lawn, flower and shrub borders and a garden shed.

COUNCIL TAX The local authority is Sevenoaks Distr

SERVICES

Mains gas, water, electricity and drainage are connected to the property.

DIRECTIONS

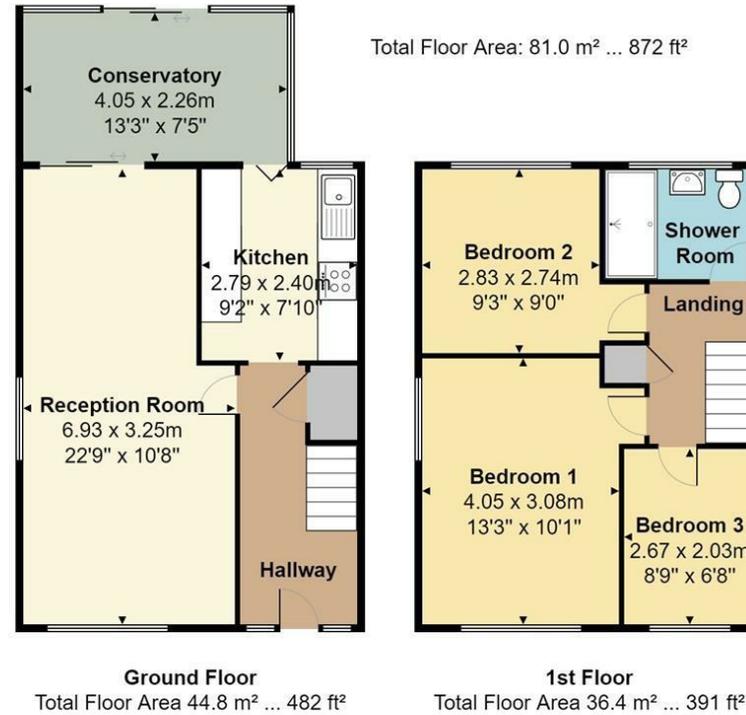
Take the A233 London Road from Westerham towards Biggin Hill and Bromley. At the bottom of

the hill turn right into Quebec Avenue and then second left into Costells Meadow.



Costells Meadow, Westerham, TN16

Total Floor Area: 81.0 m² ... 872 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