


Ibbett Mosely







# Black Eagle Close, Westerham, TN16 1TF

## Asking Price £320,000 Freehold

**** Available free of onward chain ****

**In a sought after cul-de-sac a short walk of the town centre this attractive inner terraced home offers potential for a ground floor extension or conservatory to be added (Subject to necessary consents) to the back without having an impact on the good sized garden.**

- Double Bedroom
- Bathroom
- Open Plan Reception Room and Kitchen
- Gas Central Heating
- Double Glazing
- Parking Space
- Good Size garden

Considered suitable for first time or investment buyers.
For sale free of onward chain this Inner terraced modern one bedroom family home is available for the first time in almost thirty years.
The property has brick and rendered elevations under a tiled roof and it is considered that potential exists to extend at the back by way of a traditional build or conservatory (Subject to necessary consents).

### LOCATION

The historic town of Westerham is on the A25 between the larger towns of Oxted and Sevenoaks. Within the town there are a variety of independent shops, two small supermarkets, a library, medical centre and the Churchill Primary School.
There are numerous cafe's, bars, restaurants and pubs. Sporting and recreation facilities on the King George Playing fields and golf at the Westerham club .
Bus services to Oxted & Sevenoaks which provide a wider choice of shops and stations to central London. M25 access from junctions 5 or 6.

### THE ACCOMMODATION

Arranged over two floors, briefly the accommodation comprises.
Ground Floor - A good size open plan reception room and kitchen with to the first floor a landing off which is a double bedroom and bathroom.
Externally there is a parking space and good size garden with garden shed and a gated access to the back.

### SERVICES

Mains gas, water, electricity and drainage.

### COUNCIL TAX

Sevenoaks District Council - Band "C"

### ROUTE TO VIEW

Leave Westerham on the A25 towards Oxted, Black Eagle Close will be on the right after going around the right hand bend in the road.


M25
Brasted Rd
Westerham
Hosey Hill
Westerham Rd
Hosey Hill
Google
Map data ©2026 Google

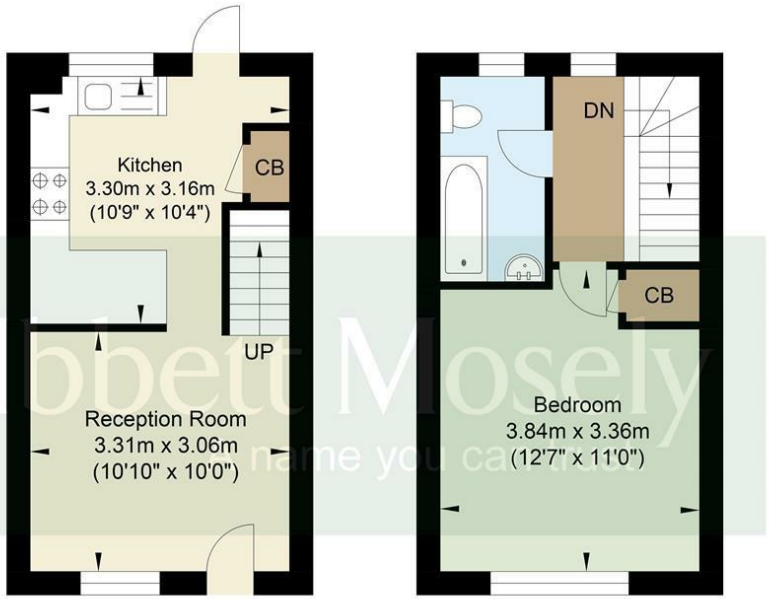






EPC Rating- C

# Black Eagle Close, Westerham




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Ground Floor
Approximate Floor Area
225 sq ft
(20.92 sq m)

First Floor
Approximate Floor Area
225 sq ft
(20.92 sq m)

Approximate Gross Internal Area = 41.84 sq m / 450 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.


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**Westerham 01959 563265**

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