Ibbett Mosely

Farley Nursery, Westerham, Kent, TN16 1RR

Offers In Excess Of £500,000 Freehold

Centrally located within a short walk of the High Street amenities this attractive end of terrace three bedroom family home is offered for sale with no onward chain

- Three Bedrooms
- Kitchen/Breakfast Room
- Double Glazing
- Bathroom
- Cloakroom
- Two Parking Spaces
- Reception Room
- Gas Central Heating
- Garden

** FREE OF ONWARD CHAIN **
Now requiring some light refurbishment this extended older style end of terrace three bedroom family home is located in a small cul-de-sac a short walk of Westerham High Street and amenities.
The property we understand could be of steel framed construction with brick elevations under a tiled roof with gas central heating and double glazing.

LOCATION
Farley Nursery is a sought after cul-de-sac a few moments walk to Westerham High Street where you will find various shops, two small supermarkets, a variety of restaurants, bars, cafe's and public houses as well as a medical practice and library.
The village green, with the statues of Sir Winston Churchill and General James Wolfe is used with village fetes and fairs,
Churchill Primary School is also within walking distance and there are other state and private schools for all ages in the nearby villages and towns.
Sporting and recreational facilities on the King Georges Playing Fields and Westerham golf course which is just outside the town.
Bus connections to Oxted and Sevenoaks for a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

GROUND FLOOR
A double glazed door opens to the enclosed entrance porch.

ENTRANCE PORCH
With a glazed door to the entrance hall.

ENTRANCE HALL
With stairs to the first floor and door to the reception room.

RECEPTION ROOM
A double aspect double glazed room with three radiators, fireplace recess and double glazed double doors to the back.

CLOAKROOM
With w.c., hand basin, double glazed window and extractor fan.

INNER HALL
With cupboard under the stairs and open to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
A triple aspect double glazed room with fitted range of base and wall units. Single drainer single bowl stainless steel sink unit, radiator. Fitted appliances including a hob, extractor, oven, fridge/freezer, dish washer and washing machine. Breakfast bar, part tiled walls, tiled flooring and door to the back.

FIRST FLOOR

LANDING
With hatch to the loft space.

BEDROOM ONE
With radiator, double glazed window and wardrobe cupboard over the stairs.

BEDROOM TWO
A double aspect double glazed room with two radiators.

BEDROOM THREE
With radiator and double glazed window.

BATHROOM
With enclosed bath, separate shower cubicle, w.c. and hand basin. Chrome ladder style towel rail, radiator and part tiled walls.

OUTSIDE

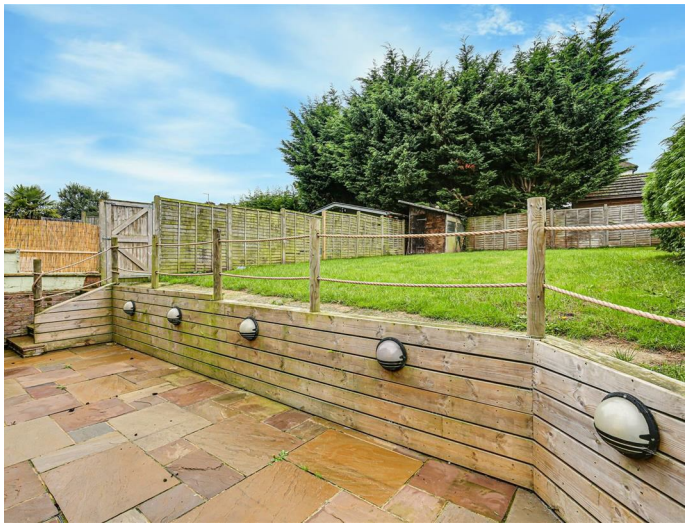
PARKING
To the front there is a brick paved parking area for two vehicles.

GARDEN
There is a courtyard immediately outside the reception room and kitchen/breakfast room, the main garden is of a good size and is mainly lawn.

NOTE
There is a pedestrian right of access to the side and back of the house to numbers 14 & 15 Farley Nursery.

SERVICES
Mains gas, water, electricity and drainage are connected.

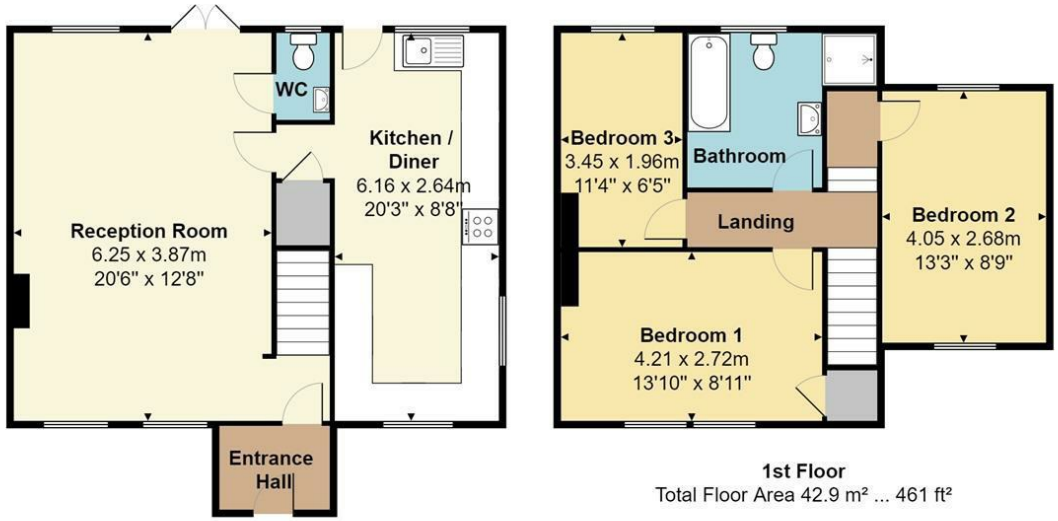
COUNCIL TAX
The property is in the Sevenoaks District and is in council tax band "D"



EPC Rating- C

Farley Nursery, Westerham, TN16

Total Floor Area: 94.2 m² ... 1014 ft²



Ground Floor
Total Floor Area 51.4 m² ... 553 ft²

1st Floor
Total Floor Area 42.9 m² ... 461 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

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London