



Ibbett Mosely

13 London Road, Westerham, Kent,
TN16 1BB



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£350,000 Freehold

A MOST ATTRACTIVE SEMI-DETACHED VICTORIAN COTTAGE SITUATED IN THE CONSERVATION AREA A SHORT WALK OF THE HISTORIC HIGH STREET AND SCHOOLS THERE ARE MANY PERIOD FEATURES THAT HAVE BEEN RETAINED AND THE COTTAGE IS OFFERED FOR SALE IN GOOD ORDER THROUGHOUT.

- Two Double Bedrooms
- Dining Room
- Fully Double Glazed
- Refurbished Bathroom
- Kitchen Fitted with Integrated Appliances
- Private West Facing Secluded Garden
- Sitting Room
- Gas Central Heating
- Period Features

Situated in a slightly elevated position within a very short walk of the town centre this stylish semi-detached Victorian cottage extends to about 753 Sq ft. and as expected has many attractive features of the period and a west facing rear garden. The elevations are a mixture brick, exposed local stone and some rendering under a slate roof. An inspection comes highly recommended.

LOCATION

The historic town of Westerham is surrounded by beautiful open countryside between the larger towns of Sevenoaks and Oxted, within the town there are a variety of more specialist businesses as well as two small supermarkets, various restaurants and cafes, Churchill Primary School, a medical centre and library. There are bus services to Sevenoaks and Oxted both having a wider choice of shops and main line stations to London. Sporting and recreation facilities at the King George Playing Fields and golf at the Westerham club situated just outside of the town. There are excellent state and private schools in the

area and access to the M25 can be found at junctions 5 and 6.

GROUND FLOOR

A wooden stable style door opens to the

ENTRANCE LOBBY

BATHROOM

Recently refurbished with white suite of enclosed bath with mixer tap with shower attachment over, WC and hand basin. Part tiled walls, tiled floor, chrome ladder style towel rail, double glazed window and medicine cabinet.

KITCHEN

Fitted with a range of base and wall units with integrated appliances including hob, oven, extractor hood, dishwasher, washing machine and fridge/freezer. Corner stainless steel sink unit, cupboard with gas boiler for central heating and hot water, part tiled walls, tiled floor and double glazed window overlooking the back garden.

DINING ROOM

With radiator, double glazed window, brick surround to fireplace and stairs to the first floor. Door to

SITTING ROOM

With radiator, double glazed window, fireplace with stone surround and open grate. Door to the front (Not used).

FIRST FLOOR

LANDING

BEDROOM 1

With radiator, double glazed window, fitted wardrobe, chest of three drawers, cupboard over the stairs and brick chimney breast.

BEDROOM 2

With radiator and double glazed window.

OUTSIDE

The property sits slightly above the road level and is approached up a small flight of steps to the front garden with a mature shrub border and path leading to the entrance.

The back garden is on the west side of the cottage and includes a terrace adjoining the back of the cottage, a lawn, well stocked and feature planting to the borders including a Japanese maple. A brick path leads to a substantial garden shed with electricity supply. The garden is about 40 ft. deep by 25 ft. wide (To be verified).

NOTE

parking permits can be obtained from Sevenoaks District Council to park in the Quebec Avenue and Darenth car parks.



EPC Rating- E



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

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