Ibbett Mosely

Market Way, Westerham, Kent, TN16 1BP

Price Range £375,000 Freehold

An extended three bedroom family home with the benefit of a single garage and parking.
Situated in a small cul-de-sac a short walk of the King Georges Playing Fields, the town centre and the Churchill Primary School.

- Three Bedrooms
- Dining/Family Room
- Gas Central Heating
- Bathroom
- Breakfast Room
- Single Garage and Parking Space
- Reception Room
- Kitchen
- Front and Back Gardens

*** PRICE RANGE: £375,000 - £400,000 ***

Offered with NO ONWARD CHAIN this extended mid nineteen sixties inner terraced three bedroom family home with brick, rendered and tile hung elevations under a tiled roof, the property has gas central heating and double glazing and benefits form a single garage and off road parking which is only a few yards from the front door.

LOCATION
The Historic town of Westerham is located on the A25 between the larger towns of Oxted and Sevenoaks, within the town there are a number of shops, restaurants, cafe's, pubs and bars, there is also a medical centre, library and Churchill Primary School. Bus connections to Oxted, Sevenoaks and Bromley all with stations to London. M25 access from junctions 5 or 6.

GROUND FLOOR
A double glazed door opens to the entrance hall.

ENTRANCE HALL
With radiator, double glazed window and cupboard under the staris.

RECEPTION ROOM
An L-shaped room, originally a living and dining room, with two radiators double glazed window to the front, serving hatch to the kitchen and glazed door to the dining/family room.

DINING/FAMILY ROOM
With radiator and double glazed windows.

BREAKFAST ROOM
With double glazed windows and door to the garden.

KITCHEN
Fitted to two sides with base and wall units. Built in appliances include a hob, oven and extractor. Space for fridge/freezer and plumbing for washing machine and dish washer. Single drainer single bowl stainless steel sink unit and wall mounted gas boiler for central heating and hot water.

FIRST FLOOR

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

BEDROOM ONE
With radiator and double glazed windows, wardrobe and shelved cupboards to one wall.

BEDROOM TWO
With radiator and double glazed window.

BEDROOM THREE
With radiator and double glazed window. Wardrobe and shelved cupboard over the stairs.

BATHROOM
With enclosed bath with a separate shower over and shower screen, w.c., and hand basin with cupboard under. Radiator, double glazed window, part tiled walls and shaver socket.

OUTSIDE

GARAGE
Single garage with up and over door and parking space in front for a further vehicle.

THE GARDEN
Includes lawns, plants, shrubs and a small garden shed. There is a gate to the back allowing access to the garden without the need to go through the house.

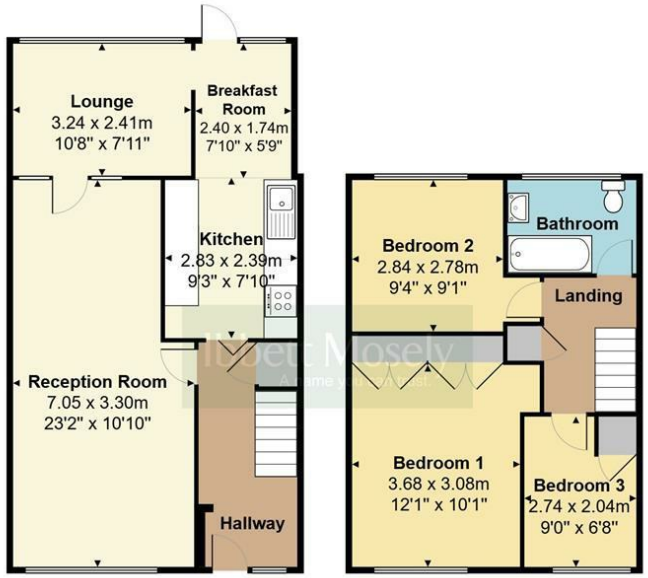
SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
Sevenoaks District Council - Band "D"

ROUTE TO VIEW
Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Turn right into Quebec Avenue towards the bottom of the hill and then second left into Costells Meadow, Market way will be on the left.

EPC Rating- E

Market Way, Westerham, TN16

Total Floor Area: 85.6 m² ... 922 ft²



Ground Floor
Total Floor Area 49.1 m² ... 529 ft²

1st Floor
Total Floor Area 36.5 m² ... 393 ft²

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

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