



Ibbett Mosely

Black Eagle Close, Westerham, TN16 1SE



Just launched and available for immediate viewing, this delightful individually designed four/five bedroom detached family home offers luxury accommodation extending to about 1547 sq ft. The property has a contemporary finish with en-suite dressing area and shower room to bedroom one and the generous living space and kitchen is fully fitted with Bosch and Hoover appliances.

## PRICE

The freehold is for sale at an asking price of £945,000

## LOCATION

Black Eagle Close is located close to the centre of Westerham, which has a great mix of eateries, boutiques and local stores, ensuring a strong local community and thriving town for visitors attracted to its quaint and historic associations.

Oxted (5 miles) and Sevenoaks (7 Miles) provide rail services to London Victoria (39 minutes) and London Bridge (32 minutes), and a further selection of shopping, eateries, entertainment and leisure facilities. The national motorway network is easily accessed via the M25 at Sevenoaks (J5) and Godstone (J6).

## SPRCIFICATION

- Bedroom One with Dressing Area & En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Beautiful Open Plan Reception Room and Fitted Kitchen
- Study/Bedroom Five
- Utility Room
- Cloakroom
- Gas Central Heating & Double Glazing
- Ample Parking
- Garden

## KITCHEN & UTILITY ROOM

Contemporary Handleless Lacquered Kitchens with Soft Close Mechanisms. Fully Integrated Energy Efficient Bosch Appliances including Induction Hob, Electric Oven, Fridge, Freezer, Microwave & Dishwasher. Hoover Washer & Tumble Dryer. Quartz Worktops with Blanco Undermounted Sink and Blanco Mode Tap. Under Cabinet LED Lighting

## BATHROOMS

Fully Tiled with Ceramic Porcelain Tiles. Mix of Contemporary designer range sanitary ware (Vado) and vanity units. Double/Triple Concealed Shower Valves with Fixed Head Shower and Handset. Electric Towel Radiators.





## HEATING

Gas Central Heating with Valliant System Boilers.

Wet Underfloor Heating with Separate Thermostatic Controls for the Hall, Kitchen and Living Areas.

Solar PV Panels.

## INTERNAL

Chrome Plated Sockets.

LED Spotlights.

Attic Storage.

Engineered Oak Flooring to the Hall, Kitchen & Living Areas.

Oak Staircase.

Carpeted Bedrooms & Landings.

## EXTERNAL

Dedicated Bin & Recycling Facilities.

Cycle Storage.

Garden with lawn, terrace with decorative railings.

Driveway Parking.

Alarm.

TV/SKY Ready.

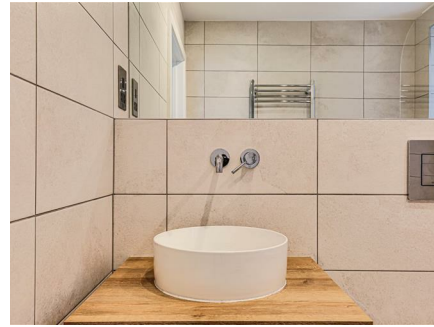
## WARRANTY

Ten Year ICW Warranty.

## SERVICES

Mains gas, water, electricity & drainage are connected.





## COUNCIL TAX

The property is in an area covered by Sevenoaks District Council. The Council Tax Band has not as yet been allocated.

## DIRECTIONS

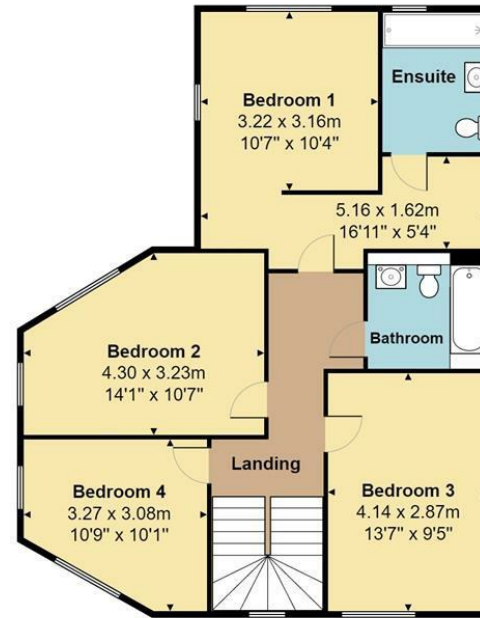
Leave Westerham on the A25 towards Oxted. Pass the Croydon Road, Stratton Terrace, New Street and Squerryes Mede on the right. Continue around the right hand bend when Black Eagle Close will then be found on the right.

**Black Eagle Close, Westerham, TN16**

Total Floor Area: 143.8 m<sup>2</sup> ... 1547 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 71.9 m<sup>2</sup> ... 773 ft<sup>2</sup>



**1st Floor**  
Total Floor Area 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup>

Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

**Ibbett Mosely**

**Westerham 01959 563265**

**EPC Rating- A**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://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*