Ibbett Mosely

South Bank, Westerham, Kent, TN16 1EN

Offers In Excess Of £650,000 Freehold

A THREE BEDROOM DETACHED HOME
SITUATED IN A NO-THROUGH ROAD AND CLOSE TO TOWN CENTRE

- 3 Bedrooms
- Large Reception Room
- Gas Central Heating
- En-Suite Shower Room
- Kitchen/Dining Room
- Garage
- Family Bathroom
- Large Rear Garden
- Off Road Parking

*** RANGE: £650,000 - £675,000 FREEHOLD ***

This detached home offers a perfect blend of comfort and convenience. Situated on the sought after residential no-through road of South Bank, this property is within a short distance from the bustling town centre, making it an ideal location for those who appreciate both tranquillity and accessibility.

The home boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The large reception room serves as the heart of the home, offering a welcoming atmosphere for relaxation and entertaining. With a family bathrooms, plus an en-suite Shower Room to the main bedroom, the property ensures that morning routines are both efficient and comfortable.

Outside, the good-sized rear garden presents a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. The property also features parking for up to three vehicles, along with a garage, providing convenience and security for your vehicles.

This delightful home is ideal for families or anyone seeking a peaceful retreat while remaining close to local amenities. With its appealing features and prime location, this property is a great opportunity not to be missed.

WESTERHAM

Positioned close to the heart of Westerham, the property enjoys convenient access to the excellent range of local amenities including the shops on The Green, Market Square and the High Street. The town offers two supermarkets, a medical centre and library, together with a wide selection of cafés, restaurants, bars and traditional pubs, providing a vibrant yet welcoming community atmosphere. The property lies within the sought-after Kent Grammar School catchment area and is close to Churchill Primary School, with a further choice of well-regarded state and independent schools in the

surrounding villages and towns. Sporting and recreational facilities can be found at King George's Playing Fields, while golf is available locally at Westerham Golf Club. Commuting links are available via bus services to Bromley, Oxted and Sevenoaks, all providing a wider range of shopping facilities and mainline stations offering direct services to London. The M25 is readily accessible via Junctions 5 or 6, connecting to the national motorway network and providing routes to Gatwick and Heathrow airports.

GROUND FLOOR

ENTRANCE PORCH
With doors to:

ENTRANCE HALL
Stairs to first floor, understair cupboard. Doors to Kitchen/Dining Room, Bathroom and:

RECEPTION ROOM
With gas effect fireplace and surround, parquet flooring, double doors lead to garden.

KITCHEN/DINING ROOM
Fitted with a range of base and wall units, built-in oven, hob with extractor over, space for appliances, plumbing for washing machine & dishwasher, tiled floor, double doors to garden.

FAMILY BATHROOM
Fitted with bath, w,c and hand basin.

FIRST FLOOR

BEDROOM 1
Door to En-Suite

EN-SUITE SHOWER ROOM
With shower cubicle, w.c, and hand basin.

BEDROOM 2
With built-in wardrobes.

BEDROOM 3
With built-in wardrobes.

OUTSIDE
To the FRONT, the property benefits from off-road parking for two vehicles, a raised garden area, and a shared driveway leading to a SINGLE GARAGE with an up-and-over door. The REAR garden is fully enclosed and features a patio area, a side gate for convenient access, and a level lawn bordered by established flowers and shrubs. Steps lead up to additional terraced areas, offering further outdoor space.

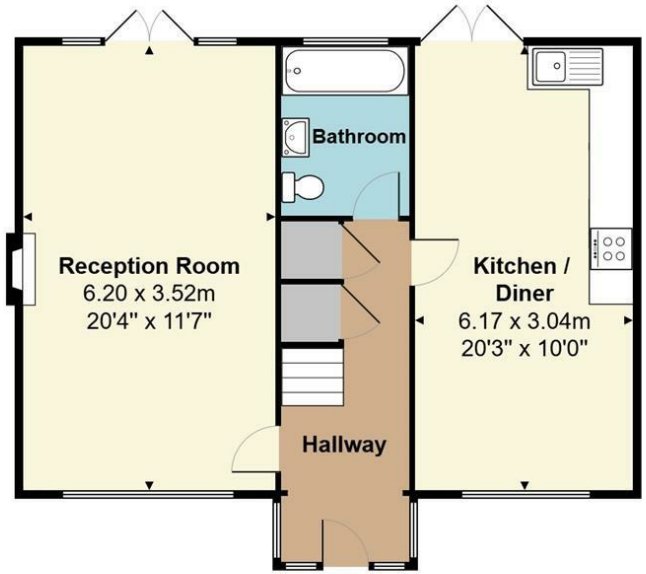
SERVICES
Council Tax: The property is in Band E, Sevenoaks District Council. We understand all mains services are connected.

DIRECTIONS
Take the A233 London Road from Westerham towards Biggin Hill and Bromley. South Bank will be at the bottom of the hill on the left.

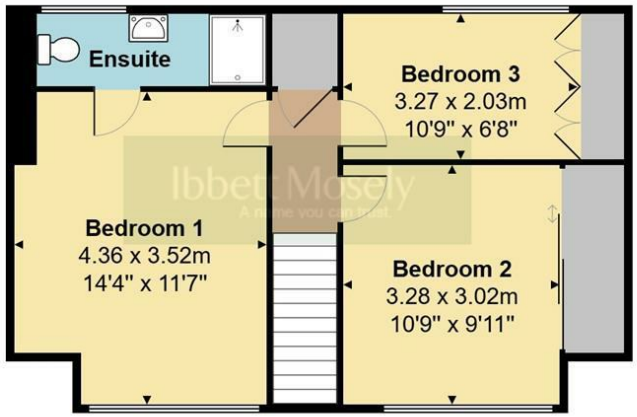
EPC Rating- D

South Bank, Westerham, TN16

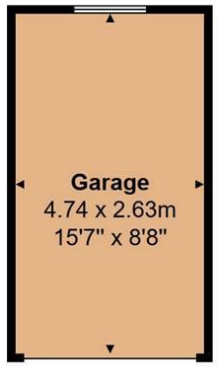
Total Floor Area: 112.1 m² ... 1206 ft²



Ground Floor
Total Floor Area 54.6 m² ... 587 ft²



1st Floor
Total Floor Area 45.1 m² ... 485 ft²



Outbuilding
Total Floor Area 12.5 m² ... 134 ft²

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

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