



Ibbett Mosely



Ash Road, Westerham, Kent, TN16 1EJ

Guide Price £370,000 Freehold

**A 2 BEDROOM SEMI-DETACHED HOUSE HAVING BEEN IMPROVED OVER RECENT YEARS
BACKING ONTO FIELDS AND OFFERED FOR SALE WITH NO ONWARD CHAIN**

- 2 Bedrooms
- Kitchen
- Rear Garden
- Bathroom
- Gas Central Heating
- Backing & Views Over Farmland
- Reception Room
- Double Glazing
- No Onward Chain

***** BEST & FINAL OFFERS BY 12 MIDDAY,
WEDNESDAY 28th AUGUST 2024 *****

A delightful semi-detached house built in the mid 1950s. This property offers a good sized reception room, two bedrooms, bathroom and modern kitchen, making it a great home for a small family or a couple. The house has been improved in recent years, ensuring that you can move in and start enjoying your new home right away. Highlights of this property are its location; backing directly onto farmland and being sold with no onward chain.

LOCATION

Located towards the northern outskirts of the town centre, within Westerham you will find a good choice of shops, two small supermarkets and a choice of cafes, restaurants and bars. There is a medical centre, library and primary school. There are ample sporting and recreational facilities in the area including golf at Westerham Golf Club. Bus services connect to Sevenoaks, Oxted and Bromley all with a wider choice of shops, and stations serving central London. Access to the M25 can be

found at junctions 5 and 6 allowing connections to other motorway networks, Dartford Crossing, Bluewater shopping centre, the Channel Tunnel and Gatwick & Heathrow Airports.

GROUND FLOOR

ENTRANCE PORCH
door to:

HALLWAY

Stairs lead to first floor, radiator, cupboard housing meters, doors to reception room.

L-SHAPED RECEPTION ROOM

Bay window to front, 2 radiators, patio doors to garden. Dining area with radiator and under stairs cupboard, door to:

KITCHEN

Fitted with a modern range of gloss white wall and base units, black slate effect worktops with built-in Zanussi hob and Zanussi electric oven under, extractor hood over. Single sink and drainer unit with

mixer tap. Tiled walls. Plumbing for washing machine, space for fridge/freezer. Door to rear garden.

FIRST FLOOR

LANDING

Window, doors to bedrooms & bathroom.

BEDROOM 1

Window to front, radiator, shelved cupboard housing boiler.

BEDROOM 2

Window to rear, radiator.

BATHROOM

Fitted with a white suite comprising w.c, sink, and enclosed bath with rainfall shower over and shower screen. Window, tiled walls and radiator towel rail.

OUTSIDE

The FRONT GARDEN is mainly grassed with steps leading up to the front door, side path with gate to access rear garden. The REAR GARDEN backs directly onto open farmland and comprises a patio area with steps up to the main grassed area with small hardstanding and garden shed.

DIRECTIONS

Leave Westerham on the London Road (A233) towards Biggin Hill and Bromley, after about half a mile and shortly after passing Madan Road, turn right into the slip road opposite the garage. Turn immediately left and then right into Harley Road - Ash Road will be the first road on the left.

SERVICES

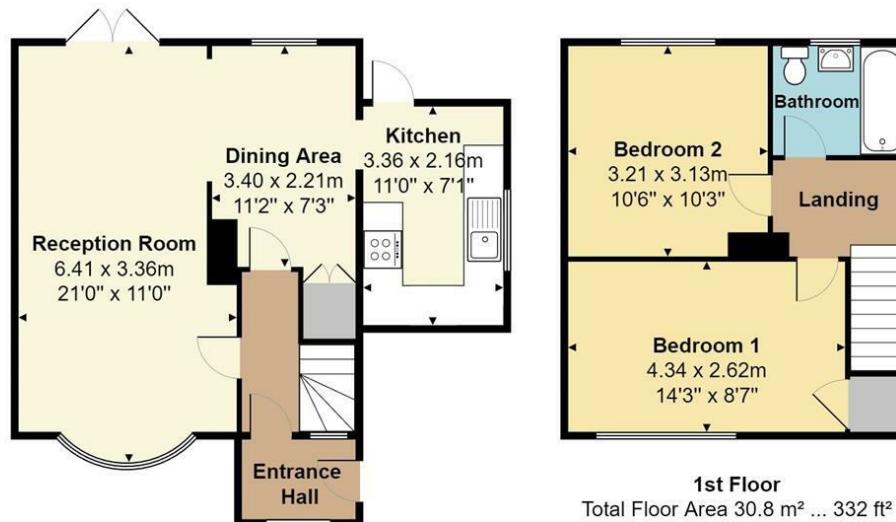
Mains gas, water, electricity and drainage are connected.

Council Tax Band - C, Sevenoaks District Council.



Ash Road, Westerham, TN16

Total Floor Area: 72.3 m² ... 779 ft²



Ground Floor

Total Floor Area 41.5 m² ... 447 ft²

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

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Ibbett Mosely

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