



Ibbett Mosely



Westerham Road, Westerham, TN16 2EU

Offers In The Region Of £675,000 Freehold

*** NO ONWARD CHAIN ***

In the Green Belt and an Area of Outstanding Natural Beauty this extended older style semi-detached family home has excellent living accommodation to the ground floor allowing for at least one reception room to be used as an additional bedroom if required.

As part of the planning consent in 2015 to extend the house it also allowed for a loft conversion to provide an additional bedroom with en-suite (This was not implemented).

There is extensive parking and a good size garden which backs onto woodland.

- Three Bedrooms
- Dining Room/Bedroom Four
- Utility Room
- Garden
- Living Room
- Kitchen
- Gas Central Heating and Double Glazing
- Sitting Room
- Bathroom and Ground Floor Shower/Cloakroom
- Ample Parking and EV Car Charging Point

In a semi-rural position in the Green Belt and An Area of Outstanding Natural Beauty this spacious semi-detached three/four bedroom (one ground floor) family home is offered for sale free of onward chain. The property was extended, single storey, in 2015 and offers spacious and adaptable living accommodation with the extension forming an excellent living/dining/family room which is open to the kitchen. In total the accommodation extends to in excess of 1400 sq ft.

There is ample off road parking and a good size garden backing on to woodland.

LOCATION

In a semi rural location just over a mile to the west of Westerham and about three miles to the east of Oxted.

Westerham with it's range of independent shops and selection of cafe's bars, restaurants and pubs also has two supermarkets a library and medical centre whilst Oxted has a wider range of shops and supermarkets as well as a health centre, library and station to Croydon and London.

There are sporting and recreational facilities in the

nearby villages and towns as well as a wide choice of state and private schools for all ages.

M25 access from junctions 5 or 6 allowing access to Gatwick and Heathrow Airports, the Channel Tunnel and the South VCoast.

GROUND FLOOR

Steps up from the drive to an entrance canopy with double glazed door to the entrance hall.

ENTRANCE HALL

With radiator, double glazed window, meter cupboard and glazed double doors to the sitting room.

SITTING ROOM

With radiator, double glazed window and fitted shelves either side of the chimney breast.

DIINING ROOM/BEDROOM FOUR

With radiator, double glazed window and fitted shelves either side of the chimney breast.

KITCHEN

with fitted base and wall units, range style cooker with extractor over, built in dishwasher, inset single drainer

one and a half bowl sink unit, storage cupboard under the stairs, cupboard with wall mounted gas boiler for central heating and hot water. Radiator, double glazed window, and part tiled walls. Open to the reception/family room.

RECEPTION/FAMILY ROOM

A triple aspect room with double glazed windows and bi-fold doors to the terrace and garden. Radiator, recessed ceiling lighting and large ceiling lightwell.

UTILITY ROOM

With single drainer single bowl sink, plumbing for a washing machine and wall cupboards.

SHOWER/CLOAKROOM

With shower cubicle, WC and hand basin with drawer under. Radiator, double glazed window, extractor fan, shaver socket and part tiled walls,

FIRST FLOOR

LANDING

With double glazed window and hatch to the loft space.

BEDROOM ONE

With radiator and double glazed window.

BEDROOM TWO

With radiator and double glazed window.

BEDROOM THREE

With radiator and double glazed window.

BATHROOM

With enclosed bath with mixer tap with separate shower over and shower screen, WC and hand basin with cupboard under. Chrome ladder style towel rail, double glazed window, extractor fan and tiled walls.

OUTSIDE

A five bar gate opens to an extensive drive and

parking area with some mature trees to the front, a side gate leads to the back garden where there is a good size paved terrace, with part sleeper retaining walls and steps up to the lawns. Most of the garden has post and rail fencing, there is a garden shed and the property backs onto an area of woodland.

SERVICES AND COUNCIL TAX

Mains water and electricity.

LPG gas.

Private drainage to a small sewage treatment plant.

Tandridge District Council - Band "E"

DIRECTIONS

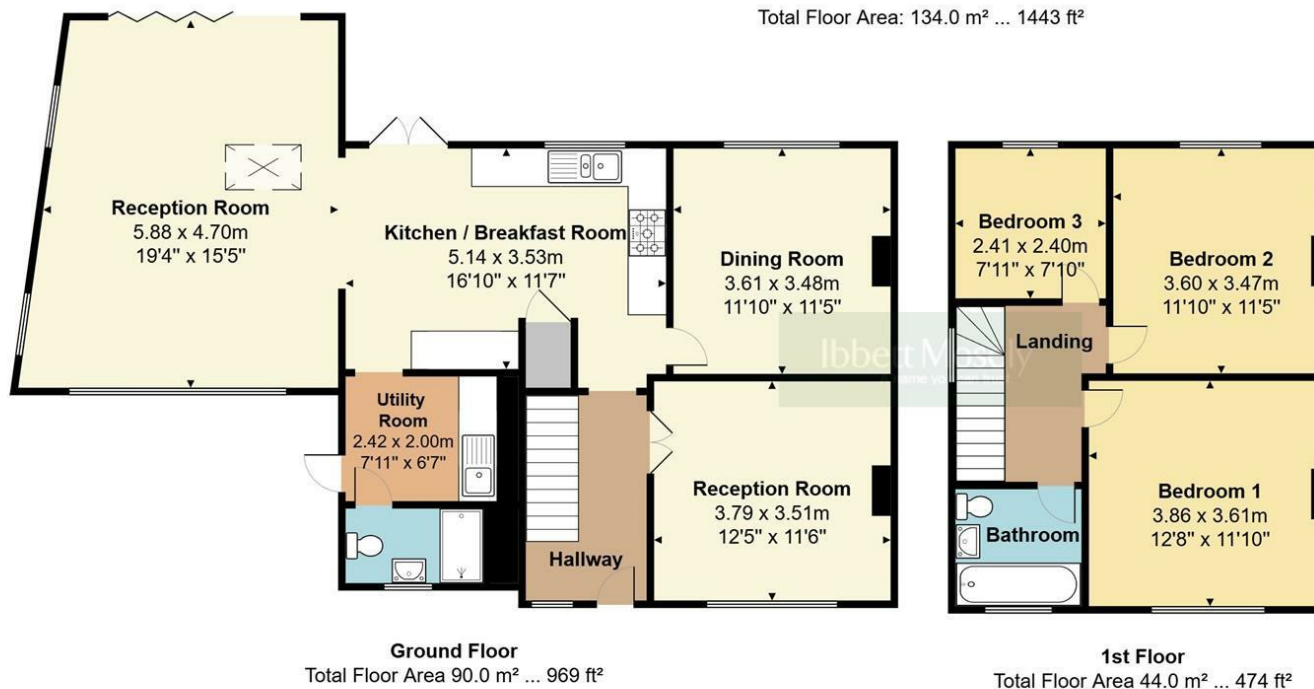
Leave Westerham on the A25 towards Oxted, after leaving the town the property will be found on the right after about a mile and is the second house on the right after the old Grasshopper Inn.



EPC Rating- E

Westerham Road, Westerham, TN16

Total Floor Area: 134.0 m² ... 1443 ft²



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

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