Ibbett Mosely

Quebec Avenue, Westerham, Kent, TN16 1BJ

Asking Price £450,000 Freehold

AN EXTENDED THREE BEDROOM TERRACED HOUSE
IN A CONVENIENT LOCATION TO WESTERHAM TOWN CENTRE
WITH GARAGE AND OFF ROAD PARKING IN FRONT

- 3 Bedrooms
- Extended Fitted Kitchen/Family Room
- Reception Room
- Family Bathroom
- Gas Central Heating
- Double Glazing
- Enclosed Rear Garden
- Convenient Location to Town
- Garage En-Bloc with Parking in Front

This delightful extended terraced house offers a perfect blend of comfort and convenience, offering three bedrooms making it an ideal choice for families or those seeking extra space.

Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. With the recently added kitchen extension with vaulted ceiling and door leading directly into the rear garden, this room is not only practical and welcoming but ensuring that family gatherings and social events can be enjoyed to the fullest.

Another features of this home is that it comes with a garage, positioned just along from the house, complemented by parking for a vehicle directly in front. This is a rare find in the area.

The location is particularly appealing, as it is just a short walk from the town's shops, allowing residents to enjoy the vibrant local community and all it has to offer. Whether you are looking for a leisurely stroll to pick up essentials or a chance to explore the charming boutiques and cafes, everything is within easy reach.

LOCATION

The historic town of Westerham sits on the A25, between junctions 5 and 6 of the M25 motorway, and sited between the larger towns of Oxted to the East and Sevenoaks to the West. Within Westerham town there are a number of shops, restaurants, cafes, pubs and bars, there is also a medical centre, library and Churchill Primary school. Bus connections in town serve stations both in Oxted & Sevenoaks with links to London.

GROUND FLOOR

ENTRANCE HALL

Front door leads to the entrance hall with stairs to first floor and doors to kitchen/family room and

RECEPTION ROOM

Radiator.

KITCHEN/FAMILY ROOM
Recently extended to offer a fantastic kitchen/family entertaining space, with valuated ceiling and bi-fold doors leading to garden. The kitchen area is fitted with a range of base & wall cupboards, central island with breakfast bar, built-in oven, sink, fridge/freezer, washing machine, dishwasher. There is underfloor heating.

FIRST FLOOR

LANDING
Hatch to loft housing gas boiler.

BEDROOM 1
Radiator, fitted wardrobe.

BEDROOM 2
Radiator.

BEDROOM 3
Currently used as a study, radiator.

BATHROOM
With panel bath, w.c, hand basin and heated towel rail.

OUTSIDE

GARAGE
The is a single garage en-bloc, a short distance along from the house, with up & over door. There is room to park a vehicle off road in front.

GARDENS
Steps lead from the road to the FRONT garden which includes a lawn and various shrubs. The REAR garden is enclosed, mainly lawned, with gated pedestrian access.

SERVICES
Mains gas, electricity, water and drainage.
Council Tax Band: D - Sevenoaks District Council

DIRECTIONS
Leaving Westerham on the A233 (London Road) heading towards Biggin Hill/Bromley, Quebec Avenue will be a turning on the right towards the bottom of the hill.

EPC Rating- C

Quebec Avenue, Westerham, TN16

Total Floor Area: 96.1 m² ... 1034 ft²

Ground Floor
Total Floor Area 49.1 m² ... 528 ft²

1st Floor
Total Floor Area 35.7 m² ... 384 ft²

Outbuilding
Total Floor Area 11.3 m² ... 122 ft²

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

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