



Ibbett Mosely





## Quebec Avenue, Westerham, TN16 1BJ

### Asking Price £400,000 Freehold

**For sale with no onward chain this three bedroom inner terraced family home with detached garage and parking is located close to the King Georges Playing Fields, Churchill Primary School and the amenities in Westerham Town Centre**

- Three Bedrooms
- Kitchen
- Detached Garage and Parking
- Modern Shower Room
- Gas Central Heating
- Front and Back Gardens
- Reception Room
- Double Glazing

**\*\* For sale free of onward chain \*\***

A nineteen sixties inner terraced three bedroom family home with the benefit of a detached single garage and parking, the property has gas central heating and double glazing.

Ideally located for the amenities in Westerham including the King Georges Recreation Ground and a short walk of the Churchill Primary School

#### LOCATION

The historic town of Westerham is located on the A25 between the larger towns of Oxted and Sevenoaks, within the tow there are a number of shops, restaurants, cafe's, pubs and bars, there is also a medical centre, library and the Churchill Primary School. Bus connections to Oxted and Sevenoaks for stations to London. M25 access from junctions 5 or 6.

#### GROUND FLOOR

A double glazed door opens to the entrance vestibule with front door opening to the reception room.

#### RECEPTION ROOM

With two radiators, double glazed windows to the front, patio doors to the back, cupboard under the stairs and door to the kitchen.

#### KITCHEN

Fitted with base and wall units to two sides, single drainer single bowl ceramic sink unit. Slot in cooker, fridge/freezer and washing machine to remain. Part tiled walls, double glazed window and double glazed door to the back garden.

#### FIRST FLOOR

##### LANDING

Hatch with fitted ladder to the loft space and cupboard with Baxi gas boiler for central heating and hot water.

##### BEDROOM ONE

With radiator, double glazed windows and fitted wardrobe cupboards.

##### BEDROOM TWO

With radiator and double glazed window.

### BEDROOM THREE

With radiator and double glazed window.

### SHOWER ROOM

With shower cubicle, w.c. and hand basin. Radiator, double glazed window, fitted storage unit and tiled walls and flooring.

### OUTSIDE

### GARAGE

Located off Costells Meadow is a detached garage with ample parking space for further cars.

### THE GARDEN

To the front of the house includes a lawn and various shrubs. The back garden is mainly paved with some borders, two sheds, garden tap and a gated pedestrian access.

### SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.  
Sevenoaks District Council - Band "D"

### ROUTE TO VIEW

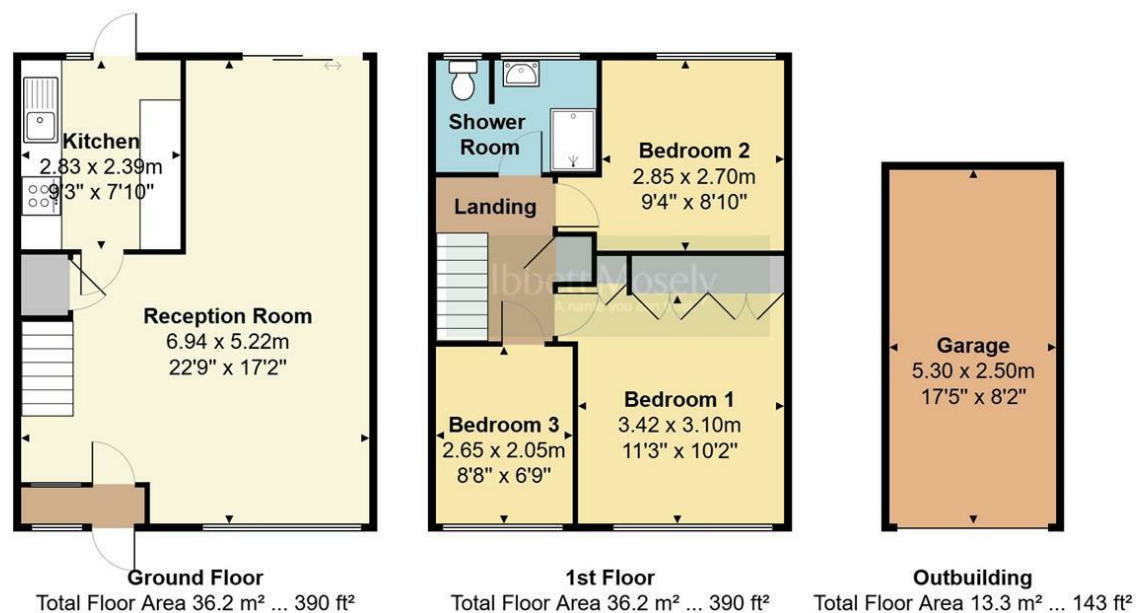
Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Quebec Avenue will be towards the bottom of the hill on the right.





Quebec Avenue, Westerham, TN16

Total Floor Area: 85.7 m<sup>2</sup> ... 923 ft<sup>2</sup>



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