



Ibbett Mosely



## Hollingworth Way, Westerham, TN16 1BS

### Offers In Excess Of £290,000 Leasehold

A beautifully appointed two double bedroom first floor maisonette with modern fitted kitchen, gas central heating and double glazing. The reception room and kitchen have an aspect towards the King George Playing Fields. Situated at the end of a small cul-de-sac, the property is within a short walk of the town centre and Churchill Primary School.

- Two Double Bedrooms
- Fitted Kitchen
- Single Garage
- Bathroom
- Gas Central Heating
- Garden
- Reception Room
- Double Glazing
- Balance of 125 Year Lease from 2012

A spacious self contained first floor maisonette being one of four located at the end of a small residential cul-de-sac. The property has been modernised and updated in recent years including a new fitted kitchen, new bathroom and double glazing. The accommodation is bright, spacious and well presented.

#### LOCATION

The historic town of Westerham is located on the A25 between the larger towns of Oxted and Sevenoaks. Within the town there are a number of shops, two small supermarkets, cafe's, restaurants, pubs and bars. There is a medical centre, library and Churchill Primary School. There are other state and private schools in the area as well as sporting and recreation facilities on the King George Playing Fields and Westerham Golf Course. There are bus connections to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

#### GROUND FLOOR

A double glazed front door opens to the entrance hall.

#### ENTRANCE HALL

With cloak/meter cupboard. Stairs to the first floor.

#### FIRST FLOOR

#### LANDING

With radiator in cabinet surround, wood effect flooring, hatch to the loft space and storage cupboard.

#### RECEPTION ROOM

With radiator, double glazed window with aspect to the King George Playing Fields. Part panelled walls and wood effect flooring. Open to the fitted kitchen.

#### FITTED KITCHEN

With a range of base and wall units, integrated appliances including a hob, double oven, extractor with splash back, slimline dish washer and fridge freezer. Space and plumbing for a washing

machine, single drainer one and a half bowl sink unit, wood flooring and double glazed window overlooking the King George Playing Fields.

#### BEDROOM ONE

With radiator, double glazed window and part panelled walls.

#### BEDROOM TWO

With radiator, double glazed window and wardrobe cupboard.

#### BATHROOM

With enclosed bath with a separate shower over, w.c and hand basin. Heated ladder style towel rail, double glazed window, tiled walls, extractor fan and wood effect flooring.

#### OUTSIDE

#### GARAGE

There is a single garage in a block approached off Costells Meadow.

#### GARDEN

There is a small area of garden to the front of the maisonette, being lawn with a mature tree.

#### THE LEASE AND GROUND RENT

The lease is for a period of 125 years from the 24th of June 2012 with an annual ground rent of £175.

#### SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.

Sevenoaks District Council - Band C

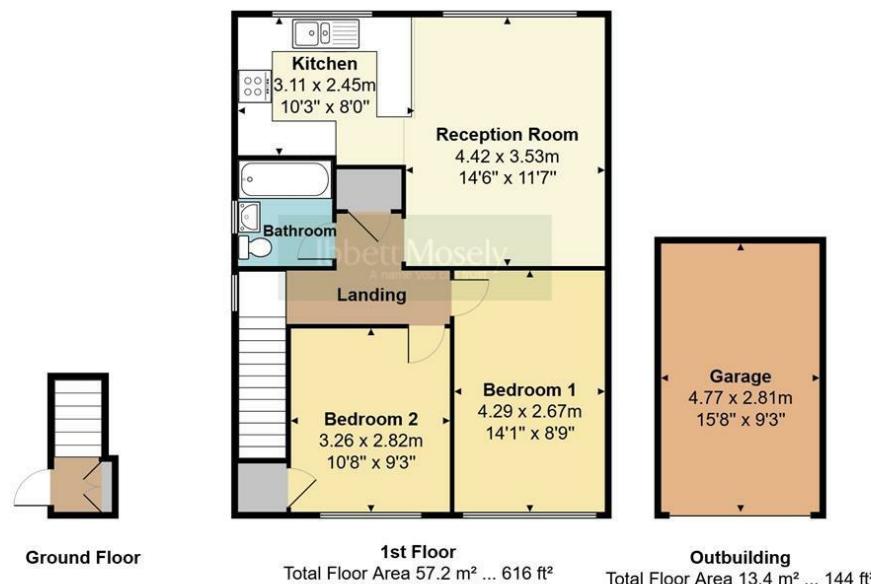
#### ROUTE TO VIEW

Leave Westerham on the A233, London Road towards biggin Hill and Bromley. Towards the bottom of the hill turn right into Quebec Avenue. Hollingwirth Way will be the third road on the left.



Hollingworth Way, Westerham, TN16

Total Floor Area: 72.8 m<sup>2</sup> ... 783 ft<sup>2</sup>



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