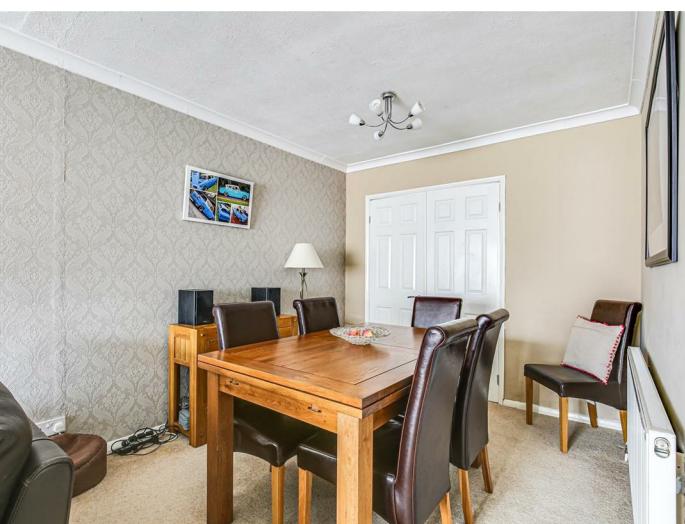




Ibbett Mosely



Hollingworth Way, Westerham, TN16 1BS

Offers In Excess Of £427,000 Freehold

Close to the King Georges Playing Fields and a short walk of the town centre is this extended three bedroom inner terraced family home with garage and off street parking

- Three Bedrooms
- Home Office/Playroom/Occasional Bedroom
- Gas Central Heating
- Garden
- Bathroom
- Kitchen
- Double Glazing
- L-Shaped Reception Room
- Utility Room
- Garage and Parking

An extended inner terraced three bedroom family home which occupies a convenient location in a residential, cul-de-sac a short distance of the town centre and the King Georges Playing Fields.

The extension comprises a utility room off the kitchen and an additional room off the reception room which would be an ideal home office/playroom or occasional bedroom.

The property has brick and tile hung elevations under a tiled roof with the exception of the extension which is under a flat roof.

Almost opposite the house is a single garage with a parking space in front.

GROUND FLOOR

A double glazed front door opens to the entrance hall.

ENTRANCE HALL

With radiator, cupboard under the stairs and wood effect flooring.

RECEPTION ROOM

An L-shaped room with two radiators, double glazed window and double doors to the home office/playroom/occasional bedroom.

HOME OFFICE/PLAYROOM/OCCASIONAL BEDROOM

With radiator and double glazed window.

KITCHEN

Fitted to two sides with base and wall units. Built in appliances including a hob, oven, extractor and dishwasher. Wood effect flooring and open arch to the utility room.

UTILITY ROOM

Fitted work surface, plumbing for a washing machine, Worcester gas boiler for central heating and hot water, double glazed door to the garden.

FIRST FLOOR

LANDING

With linen cupboard and hatch with fitted ladder to the loft space.

BEDROOM ONE

With radiator and double glazed window.

BEDROOM TWO

With radiator and double glazed window

BEDROOM THREE

With radiator, double glazed window and wall shelves.

BATHROOM

With enclosed bath with separate shower over, w.c., and hand basin. Radiator, part tiled walls, double glazed window and extractor fan.

OUTSIDE

GARAGE

Almost opposite the house is a SINGLE GARAGE with up and over door. There is a parking space in front of the garage.

THE GARDEN

To the back of the house there is a decked area, artificial grass, a slate chipping path leading to a back gate, a garden shed and some trees and shrubs.

COUNCIL TAX

The property is in the Sevenoaks District and is in council tax band "D".

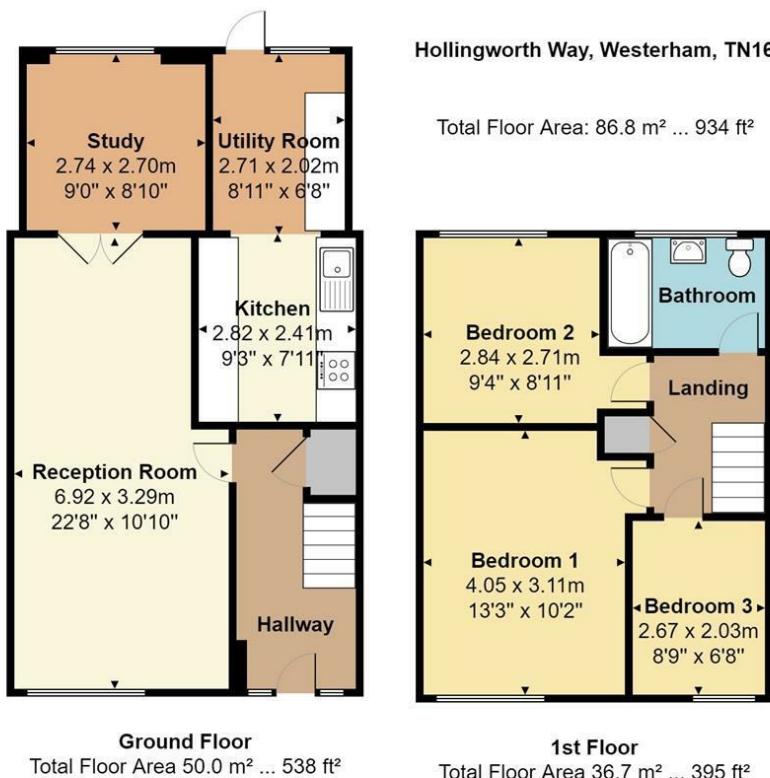
SERVICES

Mains gas, water, electricity and drainage are connected.

DIRECTIONS

From Westerham town centre take the A233 London Road towards Biggin Hill and Bromley, at the bottom of the hill turn right into Quebec Avenue, Hollingworth Way will be on the left.





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

Ibbett Mosely
Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property - ver 3.0

...a name you can trust
offices in Kent and London