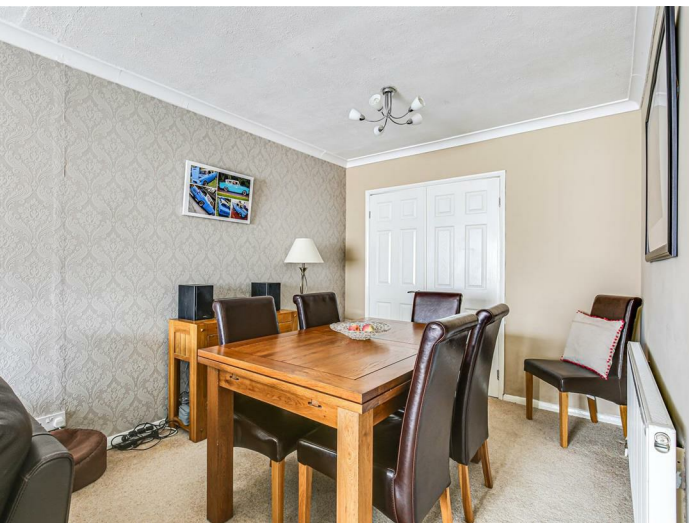




Ibbett Mosely



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

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

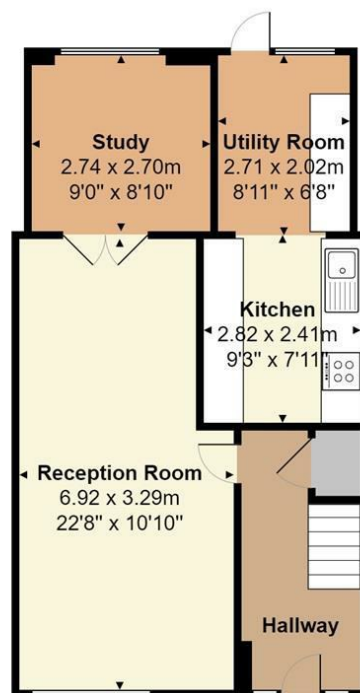
Mains gas, water, electricity and drainage are connected.

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.



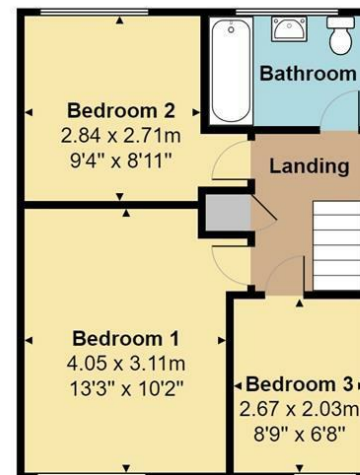
EPC Rating- D



Ground Floor
Total Floor Area 50.0 m² ... 538 ft²

Hollingworth Way, Westerham, TN16

Total Floor Area: 86.8 m² ... 934 ft²



1st Floor
Total Floor Area 36.7 m² ... 395 ft²

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

Ibbett Mosely

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