



Ibbett Mosely

Croft Road, Westerham, Kent, TN16 1RY



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This beautifully appointed and architecturally designed semi-detached four bedroom family home extending to approximately 1550 sq ft is located on a select development built to an exacting standard by Fernham Homes in 2019 and is located within easy walking distance of the town centre.

All the properties are of a contemporary design with the balance of a ten year NHBS Guarantee and are set back from the road with their own driveway parking

## PRICE

Offers in excess of £750,000 - Freehold

## SUMMARY

Nestled in the charming Croft Road in Westerham, this nearly new semi-detached house offers a perfect blend of modern living and comfort. With four bedrooms, this property is ideal for families or those seeking extra space. The layout includes an inviting reception rooms, providing ample opportunity for relaxation and entertaining guests along with a well appointed kitchen/dining room.

The house boasts three well-appointed bath/shower rooms, ensuring convenience for all residents and visitors alike. The contemporary design and thoughtful finishes throughout the home create a welcoming atmosphere that is both stylish and functional.

For those with vehicles, the property includes parking for two vehicles, a valuable feature in this desirable area. Westerham is known for its picturesque surroundings and

- Four Bedrooms
- Two En-Suite Shower Rooms and Family Bathroom
- First Floor Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Worrkshop
- Gas Central Heating
- Double Glazing
- Two Parking Spaces
- Garden

community spirit, making it an excellent choice for anyone looking to settle in a vibrant neighbourhood.

This property is a wonderful opportunity for anyone seeking a modern home in a lovely location. With its generous living space and convenient amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful house your new home.

## LOCATION

Within walking distance of the main shopping centre of Westerham where you will find a variety of independent shops and two small supermarkets. Within the town there are also a number of cafe's, restaurants and public houses. There is a town library, medical practice and Churchill Primary School. Sporting and recreational facilities at the King George Playing Fields and golf at the Westerham course. There are further state and private schools in the nearby villages and towns as well as additional sporting and recreational facilities.





Stations to London from Oxted and Sevenoaks and M25 access from junctions 5 and 6.

## GROUND FLOOR

### ENTRANCE PORCH

With double glazed door to the entrance hall.

### ENTRANCE HALL

With radiator and wood flooring.

### BEDROOM FOUR/OFFICE

With radiator, and wood flooring.

### EN-SUITE SHOWER ROOM

With walk in shower, w.c. and hand basin. Part tiled walls, chrome ladder style towel rail, extractor fan, shaver socket and wood flooring.

### UTILITY ROOM

Fitted with a base unit, stainless steel sink, plumbing for washing machine, extractor fan and recess under the stairs.

### WORKSHOP

With light, power and door to the garden.

## FIRST FLOOR

### LANDING

### CLOAKROOM

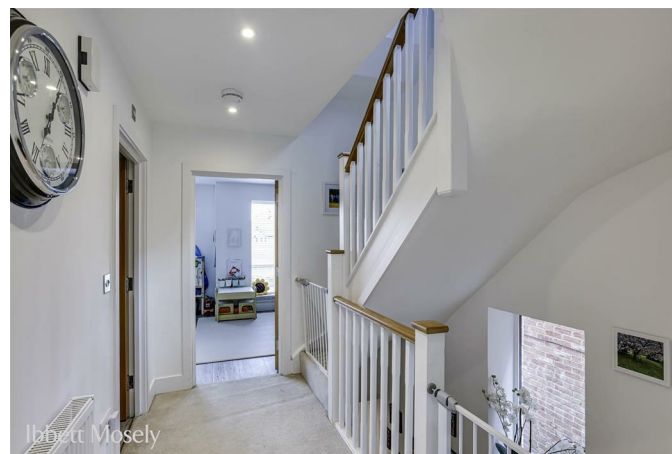
With w.c., hand basin, chrome ladder style towel rail, part tiled walls, extractor fan and wood flooring.

### SITTING ROOM

With radiator, wood flooring and double glazed double aspect windows.

### KITCHEN/DINING ROOM

Comprehensively fitted with quality integrated appliances including hob, oven, extractor, fridge, freezer and dish washer. Fitted base and wall units, one and a half stainless steel sinks, wood flooring, double glazed window and double glazed bi-fold doors to the terrace and garden.





## SECOND FLOOR

### LANDING

With hatch to the loft space.

### BEDROOM ONE

With radiator, double glazed window, wardrobe cupboard and wood flooring.

### EN-SUITE SHOWER ROOM

With shower cubicle, w.c., and hand basin with cupboard under. Chrome ladder style towel rail, wood flooring, extractor fan and shaver socket.

### BEDROOM TWO

With radiator, double glazed window and wood flooring.

### BEDROOM THREE

With radiator, double glazed window and wood flooring.

### BATHROOM

With enclosed bath with a separate shower over and shower screen, w.c. and hand basin with drawer under. Chrome ladder style towel rail, part tiled walls, shaver socket and extractor fan.

## OUTSIDE

### PARKING

There are two parking spaces to the front of the property

### SERVICES AND COUNCIL TAX

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

### DIRECTIONS

Leave Westerham on the B2024 Croydon Road. After about half a mile turn right into Farley Lane and then first right into Croft Road when the house will be found on the right.



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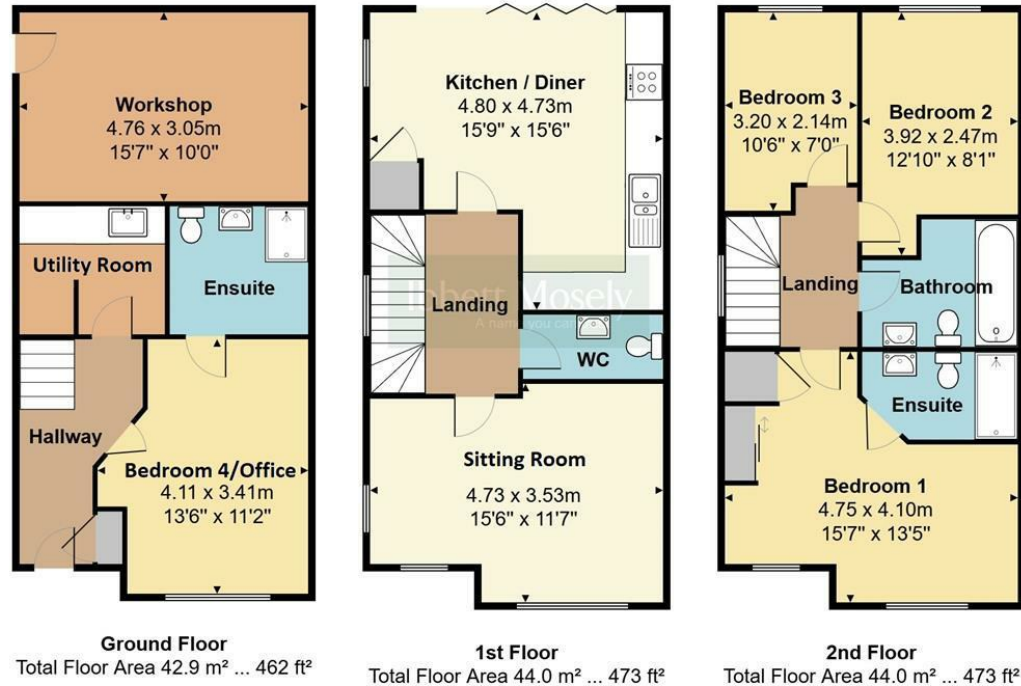
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Total Floor Area: 130.8 m<sup>2</sup> ... 1408 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

Ibbett Mosely

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EPC Rating- B

[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)

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