
Ibbett Mosely







# Canville Rise, Westerham, TN16 1FB

## Asking Price £680,000 Freehold

***AVAILABLE FREE OF ONWARD CHAIN***

**This spacious modern family home is arranged over three floors and is located in a sought after development within reach of Westerham town centre and close to sporting and recreational facilities and open countryside**

- Bedroom One with En-Suite Shower Room
- Family Bathroom
- Cloakroom
- Garage with Utility Area and Two Parking Spaces
- Bedroom Two with En-Suite Shower Room
- First Floor Reception Room
- Gas Central Heating
- Two Further Bedrooms
- Kitchen/Dining Room
- Double Glazing

Built by well know developers Linden Homes this spacious inner terraced four bedroom family home is offered for sale chain free.
The property has pleasing brick and tile hung elevations under a tiled roof, there are four bedrooms (two with en-suite shower rooms, a family bathroom, a first floor reception room, a spacious fitted kitchen/dining room and ground floor cloakroom. There is a single garage with utility area and two parking spaces and garden to the back which is on the west side of the house.

### LOCATION

Westerham is situated on the A25 between the larger towns of Oxted to the west and Sevenoaks to the east. Within the town there is a wide selection of shops including two small supermarkets, there is a doctors surgery, library, primary school and day nursery. The Green, with it's statues of Sir Winston Churchill and General James Wolfe is an attraction for visitors and locals to enjoy the fete's and festivities that are held on a regular basis. There are sporting and recreational facilities in the area including Westerham Golf Club.
Bus connections from the town to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 access from junctions 5 and 6.

### GROUND FLOOR

Recessed entrance porch, entrance hall, cloakroom, fitted kitchen/dining room and integral garage with utility area.

### FIRST FLOOR

Landing, reception room, bedroom one with en-suite shower room.

### SECOND FLOOR

Landing, bedroom two with en-suite shower room, two further bedrooms and family bathroom.

### OUTSIDE

Integral single garage with utility area, two parking spaces.
Back garden with pedestrian access.

## SERVICES
Mains gas, water, electricity and drainage.

## COUNCIL TAX
Sevenoaks District Council - Band F

## ROUTE TO VIEW
Leave Westerham town centre on the A233 (London Road) towards Biggin Hill and Bromley. After the zebra crossing Canville Rise will be the second on the left.










EPC Rating- B

# Westerham




| Ground Floor | First Floor | Second Floor |
|---|---|---|
| Approximate Floor Area | Approximate Floor Area | Approximate Floor Area |
| 516 sq ft | 523 sq ft | 523 sq ft |
| (47.93 sq m) | (48.62 sq m) | (48.62 sq m) |

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Approximate Gross Internal Area (Including Garage) = 145.17 sq m / 1563 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.


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**Westerham 01959 563265**

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