

Ibbett Mosely

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Squerryes Mede, Westerham, TN16 1SW

Asking Price £325,000 Freehold

In a cul de sac location a short walk of the historic town centre, this attractive one bedroom inner terraced home has been extended for the present owners to improve the space within the open plan sitting room and fitted kitchen, the property has electric heating and double glazing.

- Double Bedroom
- Bathroom
- Open Plan Living Room/Fitted Kitchen
- Double Glazing
- Electric Heating
- Parking Space
- Front and Back Gardens

* Inspection highly recommended *
A modern inner terraced one bedroom extended home with open plan sitting room/fitted kitchen, double bedroom and bathroom.
Situated towards the end of a cul de sac within a short walk of Westerham town centre.
Considered idea for first time buyers, down sizers or investors.

LOCATION
Westerham is situated on the A25 between Oxted and Sevenoaks which are approximately 4 and 7 miles respectively , both having a wider choice of shops and stations to London.
Within Westerham there is a good choice of shops, restaurants, bars and public houses as well as a library, medical centre, a well regarded primary school and sporting and recreational facilities. There are further state and private schools in the surrounding villages and towns.
Bus services to Oxted and Sevenoaks and M25 access from junctions 5 and 6.

GROUND FLOOR
Front door to the living room.

LIVING ROOM
With electric heater, double glazed window, stairs to the first floor, wood effect flooring and open plan to the kitchen.

FITTED KITCHEN
Fitted with a range of base and wall units, built in appliances including hob, oven and extractor. Single drainer single bowl stainless steel sink unit, plumbing, cupboard under the stairs, double glazed window and double glazed door to the garden.

FIRST FLOOR

LANDING
With double glazed window.

DOUBLE BEDROOM
With electric heater, double glazed window, wood effect flooring, linen cupboard with hot water cylinder and hatch to the loft space.

BATHROOM
With enclosed bath with separate shower over, w.c. and hand basin. Part tiled walls, ladder style electric towel rail, shaver socket, and double glazed window.

OUTSIDE

PARKING
There is a parking area to the front.

THE GARDEN
A natural area of garden to the front with steps up from the parking area. The back garden has been landscaped for ease of maintenance with a gravel patio, arificial grass, garden storage shed and outside lighting.

SERVICES
Mains water, electricity and drainage.
Gas is not connected to the property.

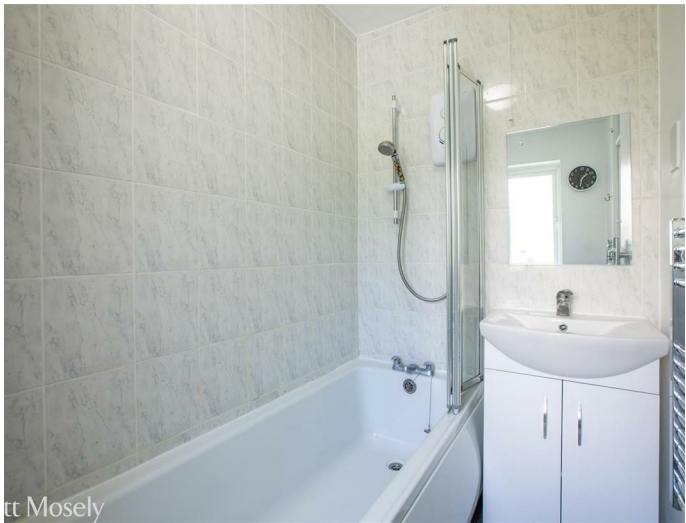
COUNCIL TAX
Sevenoaks District Council - Band "C"

ROUTE TO VIEW
Leave Westerham on the A25 towards Oxted, pass the Croydon Road, Stratton Terrace, and New Street on the right. Squerryes Mede will be the next road on the right and the property will be found at the top of the development.



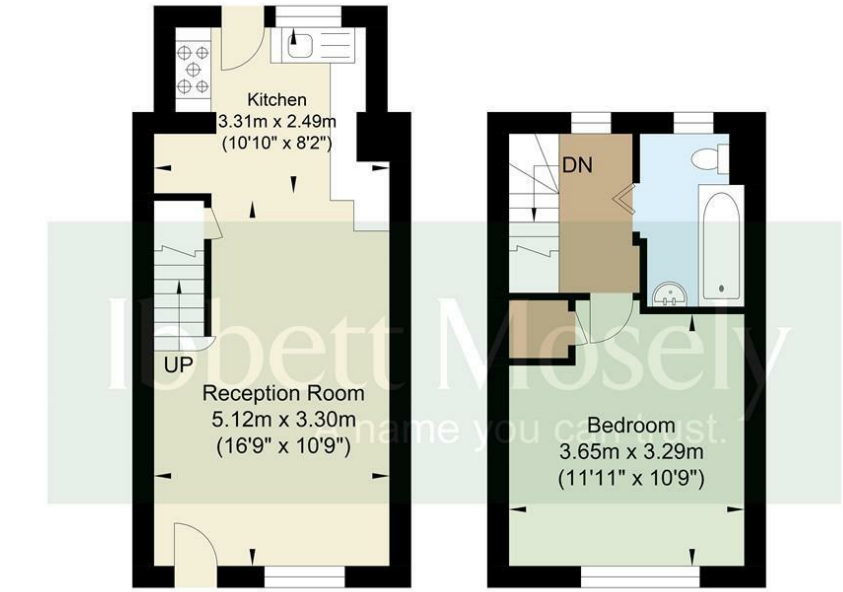






EPC Rating- D

Westerham



Ibbett Mosely
...a name you can trust.

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Ground Floor
Approximate Floor Area
257 sq ft
(23.84 sq m)

First Floor
Approximate Floor Area
215 sq ft
(19.99 sq m)

Approximate Gross Internal Area = 43.83 sq m / 472 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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Westerham 01959 563265

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