Ibbett Mosely

# London Road, Westerham, TN16 1BD

## Guide Price £475,000 Freehold

**** OFFERED FOR SALE CHAIN FREE BUT SUBJECT TO PROBATE ****

**A charming semi-detached older style cottage of character with brick and tile hung elevations under a tiled roof, the property has gas central heating and double glazed windows and doors and is located in a most convenient position for the town centre and amenities.**

- Two Double Bedrooms
- Kitchen
- Garden
- Shower Room
- Gas Central Heating
- Two Reception Rooms
- Anglian Double Glazing

GUIDE PRICE £475,000 TO £495,000

This delightful semi-detached older style house of character offers a perfect location being only a short stroll of the town centre.

Upon entering, you will find two reception rooms that provide ample space for relaxation and entertaining, one with access to the garden. There is also a kitchen to the ground floor.

The first floor comprises two well proportioned bedrooms and a shower room.

Situated in the picturesque town of Westerham, this property benefits from a range of local amenities, including shops, cafes, and parks, all within easy reach. The surrounding area is known for its stunning countryside, providing opportunities for leisurely walks and outdoor activities.

This semi-detached house on London Road is an excellent opportunity for those looking to invest in a property with character in a desirable location. Whether you are a first-time buyer or seeking a new home.

### LOCATION

Westerham offers a wide variety of shops and amenities including many cafes, bars and restaurants, there is a library and a medical centre and the Churchill Primary School and the recreation ground are within walking distance.
There are other state and private schools and sporting and recreational facilities in the surrounding villages and towns.
Bus connections from Westerham to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

### GROUND FLOOR

A double glazed door opens to the entrance hall.

## ENTRANCE HALL
With radiator, double glazed window, exposed floor boards and stairs to the first floor with recess under.

## DINING ROOM
With radiator, double glazed bay window to the front with Thomas Sanderson shutters, exposed floor boards and decorative fireplace surround.

## SITTING ROOM
With radiator, double glazed patio doors to the garden. door to the kitchen, exposed floor boards, fireplace with log burning stove and beam over. Fitted shelves in recess and cupboard used as an office with double glazed window.

## KITCHEN
Fitted with base and wall units, Butlers style sink, range cooker and extractor, slimline dishwasher, washing machine, part tiled walls, double glazed window and double glazed door to the garden.

## FIRST FLOOR

## LANDING
Hatch with fitted ladder to the loft space.

## BEDROOM ONE
With radiator, double glazed window with Thomas Sanderson shutters. Sharps wardrobe and shelved cupboard, feature fireplace surround and exposed floor boards.

## BEDROOM TWO
With radiator, double glazed windows, feature fireplace surround and exposed floor boards

## SHOWER ROOM
With shower cubicle, w.c. and hand basin with drawers and cupboards under. Part tiled walls, radiator and double glazed window.

## OUTSIDE
The main area of garden is to the back of the property and includes a terrace, lawn, trees and shrubs. There is a store housing the gas boiler for central heating and hot water.

## COUNCIL TAX
Council Tax Band "D" - Sevenoaks District Council.

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

## DIRECTIONS
Take the A233 London Road from Westerham towards Biggin Hill and Bromley. The property will be found on the right just after the library.

EPC Rating- D

**London Road, Westerham, TN16**

Total Floor Area: 84.5 m² ... 910 ft²

**Ground Floor**
Total Floor Area 45.5 m² ... 490 ft²

**1st Floor**
Total Floor Area 39.0 m² ... 420 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

**Westerham 01959 563265**

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