



Ibbett Mosely

Black Eagle Close, Westerham, TN16 1SE



Just launched and available for immediate viewing, this delightful individually designed four/five bedroom detached family home offers luxury accommodation extending to about 1547 sq ft. The property has a contemporary finish with en-suite dressing area and shower room to bedroom one and the generous living space and kitchen is fully fitted with Bosch and Hoover appliances.

PRICE

The freehold is for sale at an asking price of £945,000

LOCATION

Black Eagle Close is located close to the centre of Westerham, which has a great mix of eateries, boutiques and local stores, ensuring a strong local community and thriving town for visitors attracted to its quaint and historic associations.

Oxted (5 miles) and Sevenoaks (7 Miles) provide rail services to London Victoria (39 minutes) and London Bridge (32 minutes), and a further selection of shopping, eateries, entertainment and leisure facilities. The national motorway network is easily accessed via the M25 at Sevenoaks (J5) and Godstone (J6).

SPRCIFICATION

- Bedroom One with Dressing Area & En-Suite Shower Room
- Three Further Bedrooms
- Family Bathroom
- Beautiful Open Plan Reception Room and Fitted Kitchen
- Study/Bedroom Five
- Utility Room
- Cloakroom
- Gas Central Heating & Double Glazing
- Ample Parking
- Garden

KITCHEN & UTILITY ROOM

Contemporary Handleless Lacquered Kitchens with Soft Close Mechanisms. Fully Integrated Energy Efficient Bosch Appliances including Induction Hob, Electric Oven, Fridge, Freezer, Microwave & Dishwasher. Hoover Washer & Tumble Dryer. Quartz Worktops with Blanco Undermounted Sink and Blanco Mode Tap. Under Cabinet LED Lighting

BATHROOMS

Fully Tiled with Ceramic Porcelain Tiles. Mix of Contemporary designer range sanitary ware (Vado) and vanity units. Double/Triple Concealed Shower Valves with Fixed Head Shower and Handset. Electric Towel Radiators.





HEATING

Gas Central Heating with Valliant System Boilers.

Wet Underfloor Heating with Separate Thermostatic Controls for the Hall, Kitchen and Living Areas.

Solar PV Panels.

INTERNAL

Chrome Plated Sockets.

LED Spotlights.

Attic Storage.

Engineered Oak Flooring to the Hall, Kitchen & Living Areas.

Oak Staircase.

Carpeted Bedrooms & Landings.

EXTERNAL

Dedicated Bin & Recycling Facilities.

Cycle Storage.

Garden with lawn, terrace with decorative railings.

Driveway Parking.

Alarm.

TV/SKY Ready.

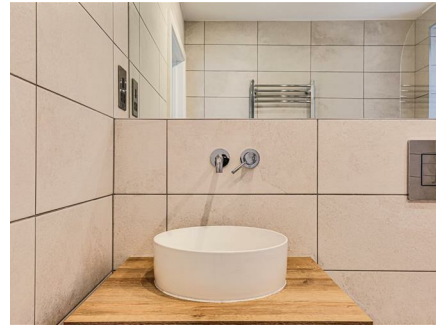
WARRANTY

Ten Year ICW Warranty.

SERVICES

Mains gas, water, electricity & drainage are connected.





COUNCIL TAX

The property is in an area covered by Sevenoaks District Council. The Council Tax Band has not as yet been allocated.

DIRECTIONS

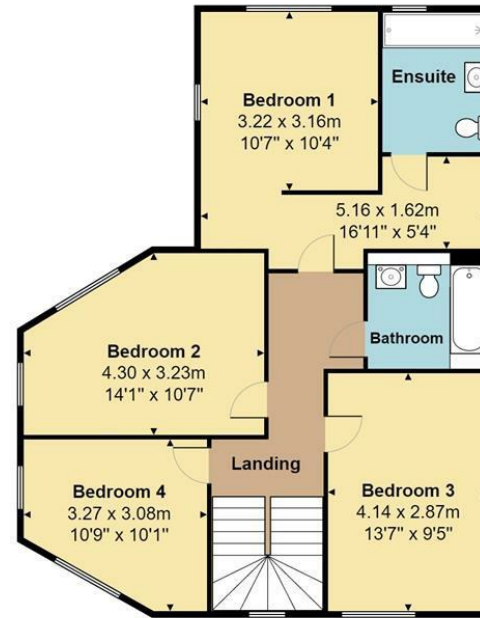
Leave Westerham on the A25 towards Oxted. Pass the Croydon Road, Stratton Terrace, New Street and Squerryes Mede on the right. Continue around the right hand bend when Black Eagle Close will then be found on the right.

Black Eagle Close, Westerham, TN16

Total Floor Area: 143.8 m² ... 1547 ft²



Ground Floor
Total Floor Area 71.9 m² ... 773 ft²



1st Floor
Total Floor Area 71.9 m² ... 774 ft²

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

Ibbett Mosely

Westerham 01959 563265

EPC Rating- A

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