

Ibbett Mosely

Costells Meadow, Westerham, TN16 1BL







Costells Meadow, Westerham, Kent, TN16 1BL

Available part furnished or unfurnished under the terms on an Assured Periodic Tenancy for an initial term of one year subject to approval of references - Available in January 2027 or earlier by arrangement at a rent of £2,000 per calendar month.
The property is conveniently located within walking distance of the town centre, King Georges Playing Fields and the Churchill Primary School.

- Three Bedrooms
- Kitchen
- Front & Back Gardens
- Bathroom & Separate W.C.
- Gas Central Heating
- Parking Space
- L-Shaped Reception Room
- Double Glazing
- EPC - C

Available from January 2027 or earlier by arrangement.
The property is available part furnished or unfurnished under the terms of an initial one year Assured Periodic Tenancy at a rent of £2,000 per calendar month.

LOCATION

A short walk of the High Street, Market Square and The Green where you will find a selection of local shops and two small supermarkets, Westerham has an abundance of restaurants, cafe's, bars and pubs as well as a medical centre, library and primary school. The Green is a particular attraction and hosts a number of fete's and town activities throughout the year.
Bus services connect to Oxted and Sevenoaks both with a wider choice of shops and stations to London.
There are sporting and recreational facilities in the area including Westerham Golf Club, there are also state and private schools for all ages in the surrounding villages and towns.
M25 access is available from junctions 5 and 6.

GROUND FLOOR

ENTRANCE HALL

With radiator and cupboard under the stairs.

L-SHAPED RECEPTION ROOM

With radiators, double glazed window to the front and double glazed patio door to the garden, wall lights and serving hatch.

KITCHEN

With fitted base and wall units, appliances including hob, oven, extractor, dish washer, washing machine, and fridge/freezer. Single bowl single drainer stainless steel sink unit, part tiled walls, cupboard with gas boiler. Double glazed window and door to the garden.

FIRST FLOOR

LANDING

With hatch to the loft space (For use only in emergency). Cupboard with hot water cylinder.

BEDROOM ONE
With radiator, double glazed window and built in wardrobe cupboards.

BEDROOM TWO
With radiator and double glazed window.

BEDROOM THREE
With radiator, double glazed window and cupboard over the stairs.

BATHROOM
With enclosed bath, hand basin, part tiled walls, radiator and double glazed window.

SEPARATE W.C.
With w.c. and double glazed window.

OUTSIDE

PARKING SPACE
Parking space for one vehicle a short walk from the house.

THE GARDEN
The garden includes a paved terrace, lawns, plants and shrubs.

SERVICES
Mains gas, water, electricity, and drainage.

COUNCIL TAX
Sevenoaks District Council - Band D

ROUTE TO VIEW
Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. At the bottom of the hill turn right into Quebec Avenue, pass Atterbury Close and Costells Meadow is then the next on the left.

NOTE

1. A reservation deposit equivalent to one weeks rent will be required to reserve the property, subject to the tenancy proceeding this forms part of the deposit that will be held during the term of the tenancy.
2. If referencing fails and the tenancy is unable to proceed the deposit will be lost.





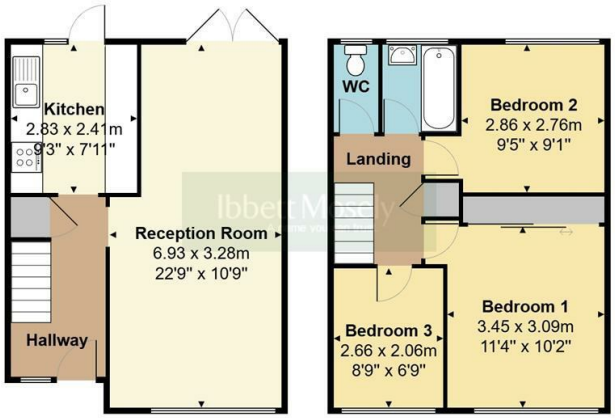




EPC Rating- C

Costells Meadow, Westerham, TN16

Total Floor Area: 72.0 m² ... 775 ft²



Ground Floor
Total Floor Area 35.0 m² ... 377 ft²

1st Floor
Total Floor Area 36.7 m² ... 395 ft²

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

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely , for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely , has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London