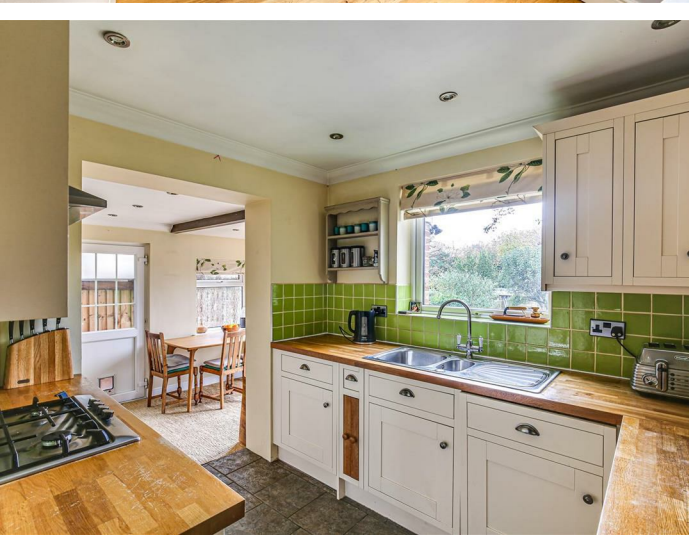




Ibbett Mosely





## Granville Road, Westerham, Kent, TN16 1RS

**Per Month £2,000 Per Month**

**A WELL PRESENTED THREE BEDROOM FAMILY HOME IN A CONVENIENT RESIDENTIAL LOCATION AVAILABLE UNDER THE TERMS OF AN ASSURED SHORTHOLD TENANCY FOR AN INITIAL PERIOD OF TWELVE MONTHS AT A RENT OF £2,200 PER MONTH,**

- 3 Bedrooms
- Family Room
- Cloakroom
- Two parking Spaces and Large Garden
- Bathroom
- Kitchen
- Gas Central Heating
- Living Room
- Breakfast Room
- Council Tax Band B

AVAILABLE FROM OCTOBER FOR AN INITIAL PERIOD OF TWELVE MONTHS UNDER THE TERMS OF AN ASSURED SHORTHOLD TENANCY AT A RENT OF £2,200 PER MONTH A WELL PRESENTED FAMILY HOME IN A RESIDENTIAL LOCATION A SHORT WALK OF WESTERHAM TOWN CENTRE AND THE CHURCHILL PRIMARY SCHOOL

### LOCATION

Situated in a sought after residential road within a short walk of Westerham Town Centre where you will find a variety of shops, cafe's, restaurants, bars, a library and medical centre. Churchill Primary School is also within a short walk of the house. Bus services from the town to Oxted, Sevenoaks and Bromley all with a wider choice of shops and main line stations to London. There are private and state schools in the surrounding area as well as sporting and recreational facilities. M25 access from junctions 5 or 6.

### GROUND FLOOR

#### ENTRANCE HALL

With radiator, oak flooring and cloak cupboard.

#### CLOAKROOM

With W.C., hand basin, chrome ladder style towel rail and oak flooring.

#### FAMILY ROOM

With radiator, double glazed windows, oak flooring, decorative cast surround to fireplace with open grate, fitted shelves in recess.

#### LIVING ROOM

With radiator, double glazed window and door to the garden. Oak flooring. Decorative cast surround to fireplace with fitted coal effect gas fire, fitted shelves in recess.

#### KITCHEN

Fitted with a range of base and wall units, built in oven, hob, extractor and sink unit. Radiator in cabinet surround, double glazed window, part tiled walls, built in dishwasher, tiled floor and one step down to the breakfast room.

### BREAKFAST ROOM

Fitted to one end with base and wall units. Built in washing machine. Fridge/freezer. Double glazed window and patio doors to the garden.

### FIRST FLOOR

#### LANDING

With radiator and double glazed window.

#### BEDROOM 1

With radiator and double glazed window.

#### BEDROOM 2

With radiator and double glazed window.

#### BEDROOM 3

With radiator and double glazed window.

### BATHROOM

With enclosed bath with mixer tap and shower attachment, W.C. and hand basin. Chrome ladder style towel rail, part tiled walls, extractor fan and double glazed window.

### OUTSIDE

**PARKING:** To the front of the house there is a brick paved parking area for two cars.

**GARDEN:** Mainly to the back of the house and includes a paved terrace, lawns and well stocked beds and borders.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### COUNCIL TAX

The local authority is Sevenoaks District Council, and the property is in council tax band "D"

### NOTE

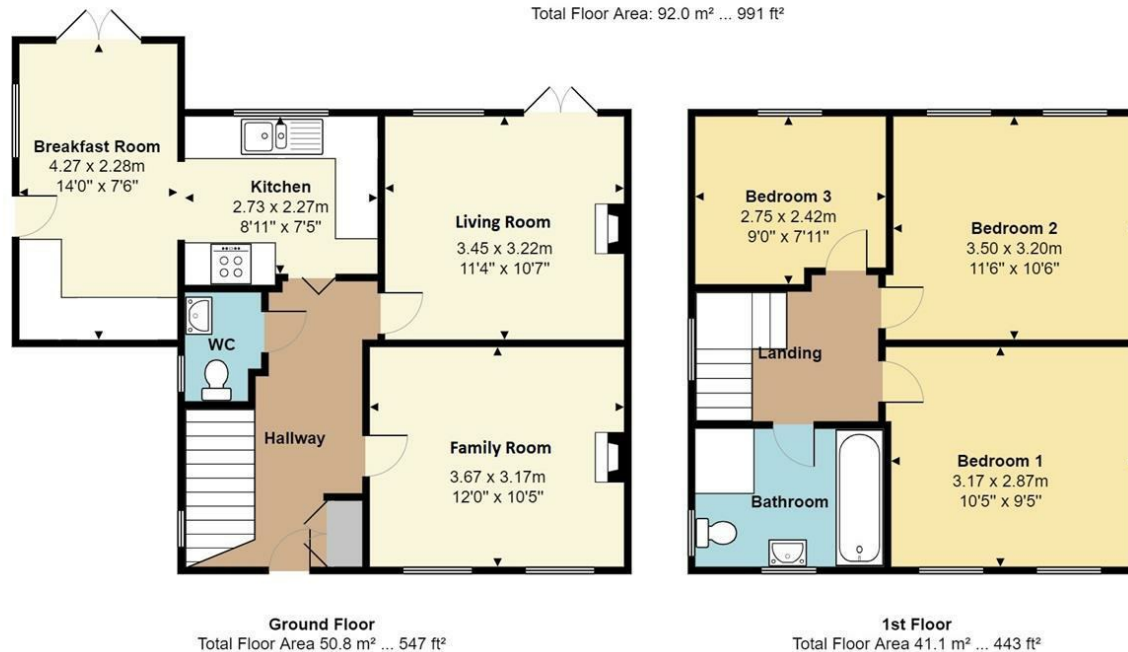
The images taken were pre-current tenants occupation and therefore will differ.





Granville Road, Westerham, TN16

Total Floor Area: 92.0 m<sup>2</sup> ... 991 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

**Ibbett Mosely**

**Westerham 01959 563265**

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