
Ibbett Mosely
7B Westerham Road, Sevenoaks, TN13 2PX







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An attractive and conveniently located family home combining modern accommodation, private outdoor space and excellent commuter links, in one of Sevenoaks' most desirable residential areas.

- Entrance hall with cloakroom and storage cupboard
- Two further bedrooms
- Gas Heating
- NO ONWARD CHAIN
- Spacious sitting/dining room with doors opening to the rear garden
- Contemporary family bathroom
- Double glazing
- Principal bedroom with built-in wardrobe and ensuite shower room
- Modern fitted kitchen with integrated appliances
- parking spaces

NO ONWARD CHAIN !! well-presented end-of-terrace three-bedroom family home in a highly sought-after Riverhead location with two allocated parking spaces.

Ideally positioned for families, the property is just moments from Riverhead Infants School and Amherst Juniors School, with local amenities including a Tesco superstore, village shops, public house, library and chemist all nearby. Sevenoaks Station is approximately 1.1 miles via a footpath, providing fast services to London Bridge from around 22 minutes.

ACCOMMODATION

Entrance Hallway

The impressive sitting/dining room has doors opening to the rear and provides an excellent reception area for family living and entertaining.

The kitchen is fitted with a range of modern wall and base units with some integral appliances.

A cloakroom and coats cupboard off the entrance hall complete the ground floor.

Stairs rise to the first floor and principal suite, which is served by an en suite shower room and built-in wardrobe. There are two further bedrooms and a well-appointed family bathroom completes the accommodation.

OUTSIDE

7B Westerham Road is approached over a shared driveway, providing two allocated off road parking spaces.

A paved path to the side of the property leads to the front door and continues to the rear garden.

The garden is predominantly laid to landscaped lawn flanked with a variety of stocked beds, mixed hedging and close board fencing providing a degree of privacy. A garden implement store is also located to the rear.

A paved terrace spans the rear of the house providing an excellent spot for al fresco entertaining.

LOCATION

Comprehensive Shopping: Sevenoaks (2 miles) and Bluewater (15.6 miles).

Mainline Rail Services: Sevenoaks (1.3 miles and 1.1 mile via a footpath) to London Bridge (from 22 minutes)/Charing Cross/Cannon Street.

Primary Schools: Riverhead Infants (0.1 miles) and Amherst Juniors (0.1 miles), Chevening, and various in Sevenoaks including Sevenoaks, St Thomas' RCP, St John's CEP and Lady Boswell's CEP Schools.

Secondary Schools: Knole Academy, Weald of Kent and Tunbridge Wells Boys Grammar Annexes, and Trinity Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. The Granville, Sevenoaks, Walthamstow Hall, Solefields and New Beacon Prep Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House in Sundridge.

Leisure Facilities: Holmesdale Cricket Club and Holmesdale Bowls Club. Sailing and water sports on Chipstead Lake, tennis at the village club. Wildernesse and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks Swimming and Leisure Centre. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area, Rayleys Tennis Centre in Sevenoaks.

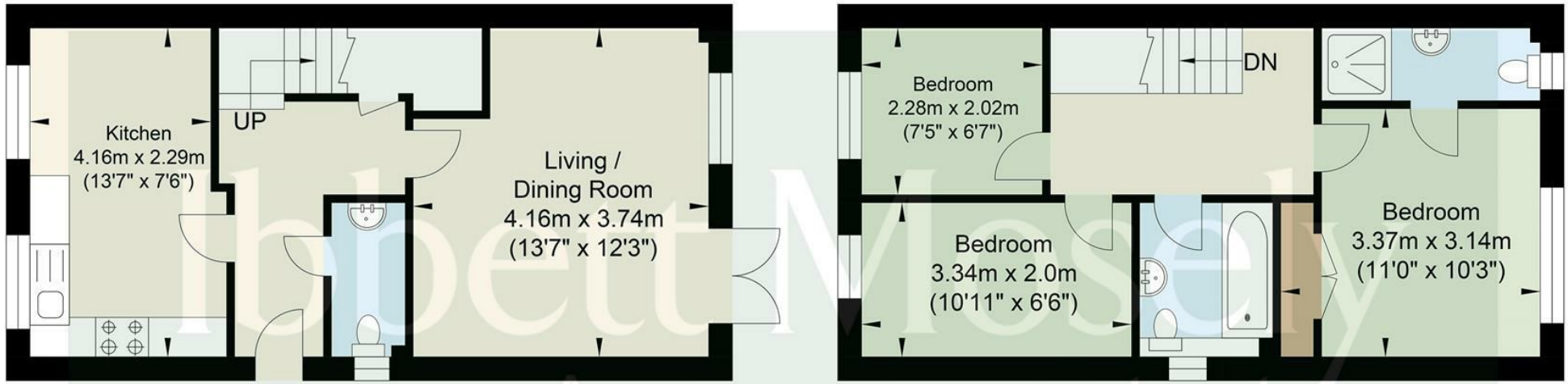








Sevenoaks



Ground Floor
Approximate Floor Area
386 sq ft
(35.80 sq m)

First Floor
Approximate Floor Area
386 sq ft
(35.80 sq m)

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Approximate Gross Internal Area = 71.60 sq m / 770 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely
A name you can trust.

Ibbett Mosely
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EPC Rating- C

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