



9 Westways, Westerham, TN16 1TT

Ibbett Mosely



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WITH SCOPE FOR EXTENSION SUBJECT TO NECESSARY CONSENTS THIS DELIGHTFUL END OF TERRACE HOME IS OFFERED FOR SALE CHAIN FREE, SITUATED IN A SMALL CUL-DE-SAC A SHORT WALK OF THE PICTURESQUE TOWN CENTRE

- 2 Double Bedrooms
- Dining Room
- Gas Central Heating
- Large Garden
- Bathroom
- Well Fitted Kitchen
- Double Glazed
- Living Room
- Cloakroom
- Parking for Three

Extended for the current owners the property still offers the new owner the potential to extend to the side (subject to necessary consents) as the property has a good width plot. The property benefits from a beautiful fitted kitchen, gas central heating and double glazed windows and doors. Elevations are brick under a tiled roof.

LOCATION

Situated within a short walk of the picturesque market town of Westerham with its pretty village green, tea rooms, public houses, restaurants and thriving local shops. More comprehensive shopping facilities can be found at Oxted and Sevenoaks; approximately 4 and 6 miles distant respectively, where mainline railway services to London can also be found. The area is well served with both state and private schools for Primary and Secondary aged children. Access to the M 25 motorway network can be found at junction 5 linking to other motorway networks and Gatwick and Heathrow Airports.

GROUND FLOOR

LIVING ROOM

With radiator, double glazed double aspect windows, chimney breast with log burner fitted, door to

INNER HALL

With stairs to the first floor and door to

DINING ROOM

With radiator, double glazed window, skylight, tiled floor, recess with gas boiler, store cupboard and door to

CLOAKROOM

Plumbed as a wet room with WC, hand basin and extractor fan.

FITTED KITCHEN

Well fitted with a range of base and wall units, 7 ring range cooker with twin ovens and extractor hood over, space and plumbing for appliances, tiled floor, double glazed windows and door to the side. Vaulted ceiling with two double glazed skylights and oak cross beam.

FIRST FLOOR

LANDING

BEDROOM 1

A double room with laminate effect flooring, radiator, double glazed window, fireplace surround, wardrobe cupboard and linen cupboard with hot water cylinder and clothes hanging rail.

BEDROOM 2

Another double room with laminate effect flooring, hatch to loft space, double glazed window and door to

BATHROOM

With enclosed bath, walk in shower cabinet, WC and hand basin, chrome ladder style towel rail and double glazed window.

OUTSIDE

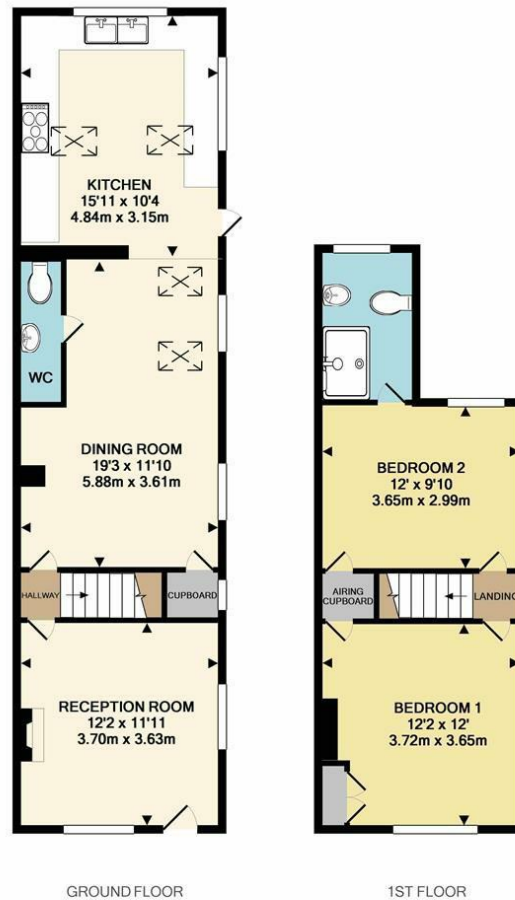
parking for three cars, two greenhouses with approved electric plug sockets and large garden shed/workshop with approved electric plug sockets, currently running a chest freezer. The garden includes lawns, patio, grape vine, flowering trees and shrubs, water tap and approved outside electric plug sockets. The garden has a good depth and width, the poly tunnels will be removed.

ROUTE TO VIEW

Leave Westerham on the B2024 Croydon Road, Westways will be the third road on the left and is about a third of a mile from the A25.



EPC Rating- D



TOTAL APPROX. FLOOR AREA 915 SQ.FT. (85.0 SQ.M.)

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

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