



Ibbett Mosely

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London Road, Westerham, Kent, TN16 1BB

Offers In The Region Of £600,000 Freehold

**A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
SET OVER THREE FLOORS AND LOCATED WITHIN A SHORT WALK OF THE TOWN CENTRE
PLANNING PERMISSION GRANTED TO BUILD SINGLE STOREY REAR EXTENSION**

- 3 Double Bedrooms
- Reception Room
- Driveway Parking
- Bathroom
- Kitchen/Diner
- Rear Garden
- Shower Room
- Conservatory
- Gas Central Heating

This delightful semi-detached family house, in an Area of Outstanding Natural Beauty and believed to date back to the early 1900's, boasts original features and offers a perfect blend of period charm and modern convenience.

Spanning three floors, this residence comprises 3 well-proportioned bedrooms, providing ample space for families. The 3 reception areas offer versatile living ideal for entertaining guests or enjoying quiet evenings with loved ones. The two bath/shower rooms also ensure that morning routines run smoothly, catering to the needs of a busy household! The property is being sold with the benefit of planning permission having been granted to build a single storey rear extension with roof lights: Reference 24/01610/HOUSE.

The property is conveniently located on the London Road, close to the centre of Westerham allowing easy access to local amenities, shops, and transport links. For those with vehicles, there is

driveway parking available for two cars; a valuable asset in this sought-after area.

LOCATION

Positioned on the London Road close to the thriving centre of Westerham, which offers a wide selection of shops, cafes, restaurants, pubs and bars. There is also a medical centre, library and Churchill Primary School. The historic town is perfectly located on the A25 between the larger towns of Oxted and Sevenoaks both providing a more extensive range of shopping facilities as well as train stations with services to London. Access to the M25 is via Junction 5 (Chevening).

GROUND FLOOR

ENTRANCE HALL

With wooden floors, radiator, stairs to first floor.

RECEPTION ROOM

With wooden floors, open fireplace with slated hearth and oak mantle, built-in shelved storage and cabinets, radiator.

KITCHEN/DINER

The KITCHEN area comprises a range of base and wall units with worktops and Belfast sink. Space for cooker and dishwasher, slate-tiled floor. The DINING area offers radiator, wooden flooring, space for fridge/freezer, brick fireplace and tiled hearth. Under stairs cupboard housing boiler and meters. Doors lead to:

CONSERVATORY

With tiled floor, radiator, cupboard for washing machine & tumble drier. Door to rear garden.

FIRST FLOOR

LANDING

Stairs to second floor, doors to bedrooms, bathroom & shower room.

BEDROOM 1

Radiator.

BEDROOM 2

Radiator, views over garden.

BATHROOM

With roll top bath (with shower attachment), w.c, hand basin, tiled floor, part-tiled walls and towel rail.

SHOWER ROOM

Newly fitted shower cubicle, tiled floor, w.c and hand basin.

SECOND FLOOR

BEDROOM 3

With radiator, built-in eaves storage cupboards and Velux skylight.

OUTSIDE

To the FRONT there is a bricked driveway providing

parking for 2 cars and side gate access to the REAR GARDEN; screened with raised patio area and steps down to an area of lawn and a large summer house style shed towards the end section.

ROUTE TO VIEW

Leave the centre of Westerham via the A233 (London Road) and continue for approximately 200m where the property can be located on the left hand side.

SERVICES

All mains services are connected to the property.
Council Tax Band - E, Sevenoaks District Council.



EPC Rating- E



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

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