



Ibbett Mosely





## Madan Road, Westerham, TN16 1DU

### Price Guide £500,000 Freehold

A rare opportunity to purchase a detached bungalow in Westerham  
Unoccupied for many years and now requiring complete modernisation and improvement and with enormous potential (Subject to necessary consents) to extend, add a first floor or redevelop with one or more family homes.  
This nineteen fifties detached bungalow is located in a residential road which is accessible to the town centre, King Georges Recreation Ground and the Churchill Primary School

- Three Bedrooms
- Bathroom
- Reception Room
- Kitchen
- Old Depilated Garage with Workshop
- Large Garden

This detached freehold bungalow requires complete modernisation and improvement but offers enormous potential (Subject to necessary consents) to extend, add a first floor or redevelop with one or more new homes.

The property has mainly brick elevations under a tiled roof, with a good frontage to the road and large garden.

#### LOCATION

The historic town of Westerham is situated on the A 25 between the larger towns of Sevenoaks and Oxted, within the town there are a variety of local shops and amenities, two small supermarkets, a medical centre, library and the Churchill Primary School. On the Green, where many local events are held you will find the statues of Sir Winston Churchill and General James Wolfe.

There are other state and private schools in the nearby villages and towns as well as sporting and recreational facilities including Westerham Golf Club.

Bus services from the town to Oxted, Sevenoaks

and Bromley all with a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

#### THE ACCOMMODATION

Entirely to the ground floor and comprising: Entrance veranda, good size entrance hall, reception room with store room, kitchen, three bedrooms and bathroom.

There is a dilapidated single garage with workshop and a large garden.

#### SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.  
Sevenoaks District Council: Band "E"

#### NOTES

1. The property has been unoccupied for a number of years and applicants are recommended to wear suitable attire when viewing.
2. Although there are radiators and some night storage heaters in the property these have not been tested or used for many years.



## DIRECTIONS

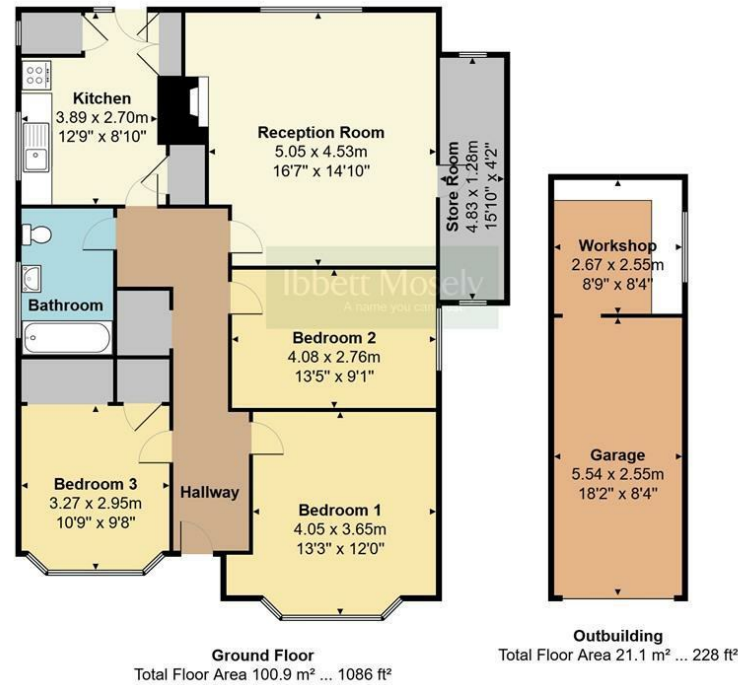
Leave Westerham on the A233 London Road towards Biggin Hill and Bromley, continue straight on at the Zebra Crossing, pass The Flyers Way/Hortons Way on the right and Madan Road will be the next on the right. The property will be on the left.



EPC Rating- G

Madan Road, Westerham, TN16

Total Floor Area: 122.0 m<sup>2</sup> ... 1314 ft<sup>2</sup>



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

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