



Ibbett Mosely



Hosey Hill, Westerham, TN16 1TB

Offers In The Region Of £449,950 Freehold

**** NO ONWARD CHAIN ****

Constructed in 2008 by Portland Homes this attractive period style inner terraced town house is presented in good condition and has recently been decorated and carpeted. The spacious three bedroom home is offered for sale for the first time since new, there is a well fitted kitchen, comfortable reception room, en-suite shower room and separate bathroom as well as gas central heating and double glazed windows and doors and allocated parking.

- Bedroom 1 with En-Suite Shower Room
- Two Further Bedrooms
- Bathroom
- Reception Room
- Fitted Kitchen
- Cloakroom
- Gas Central Heating and Double Glazing
- Fitted Carpets
- Allocated Parking
- Courtyard Garden

**** FOR SALE FREE OF CHAIN ****

Located at the foot of Hosey Hill, Westerham, this delightful inner terraced period style house offers a perfect blend of modern living and comfort. Built in 2008 by Portland Homes, the property boasts a contemporary design that is both stylish and functional.

The elevations comprise brick, stone and tile hanging under a tiled roof, there is gas central heating and double glazed windows and doors, the house has recently been decorated in neutral colours and new carpets have been fitted.

LOCATION

Hosey Hill is located close to the centre of Westerham, which has a great mix of eateries, boutiques and local stores, ensuring a strong local community and thriving town for visitors attracted to its quaint and historic associations.

Oxted (5 miles) and Sevenoaks (7 miles) provide rail services to London Victoria (39 minutes) and London Bridge (32 minutes), and a further selection of

shopping, eateries, entertainment and leisure facilities.

The national motorway network is easily accessed via the M25 at Sevenoaks (J 5) and Godstone (J 6).

GROUND FLOOR

A double glazed door opens to the entrance hall.

ENTRANCE HALL

With radiator in cabinet surround, cupboard under the stairs and recessed ceiling lights.

CLOAKROOM

With w.c., hand basin, radiator, double glazed window, tiled flooring, extractor fan and recessed ceiling lights.

RECEPTION ROOM

With two radiators, recessed ceiling lights, double glazed windows and door to the courtyard garden. Fireplace with stone surround and fitted fire.

FITTED KITCHEN

With granite work surfaces with wall cupboards over. Integrated appliances including fridge/freezer, oven,

microwave, gas hob, extractor, washing machine and dishwasher. Inset stainless steel bowl, radiator, tiled flooring, recessed ceiling lights and under and over wall cupboard lighting.

FIRST FLOOR

LANDING

With radiator, double glazed window, recessed ceiling lights and storage cupboard.

BEDROOM TWO

With two radiators and two double glazed windows.

BEDROOM THREE

With radiator and double glazed window.

BATHROOM

With enclosed bath with a separate shower over and shower screen, w.c. and hand basin with cupboard under. Chrome ladder style towel rail, part tiled walls, tiled flooring, recessed ceiling lights and extractor fan.

SECOND FLOOR

LANDING

BEDROOM ONE

With two radiators, double glazed window and part sloping ceilings. There is ample space to build in bedroom furniture if required.

EN-SUITE SHOWER ROOM

With shower cubicle, w.c. and hand basin in fitted unit with built in cupboards. Chrome ladder style towel rail, double glazed Velux window, part tiled walls, tiled flooring, recessed ceiling lights, extractor fan and cupboard with Worcester gas boiler for central heating and hot water

OUTSIDE

There is an allocated secure gated PARKING SPACE

off Swan Place.

Small courtyard garden to the back with some planting beds. Front garden with planted shrubs and bushes.

SERVICES & COUNCIL TAX

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

DIRECTIONS

Leave Westerham on the A25 towards Sevenoaks, pass the green on the left and continue down Vicarage Hill.

Hosey Hill will be at the bottom of Vicarage Hill, turn right into Hosey Hill (B 2026) when the property will be on the right.

The parking is accessed via the gates to Swan Place.

NOTE

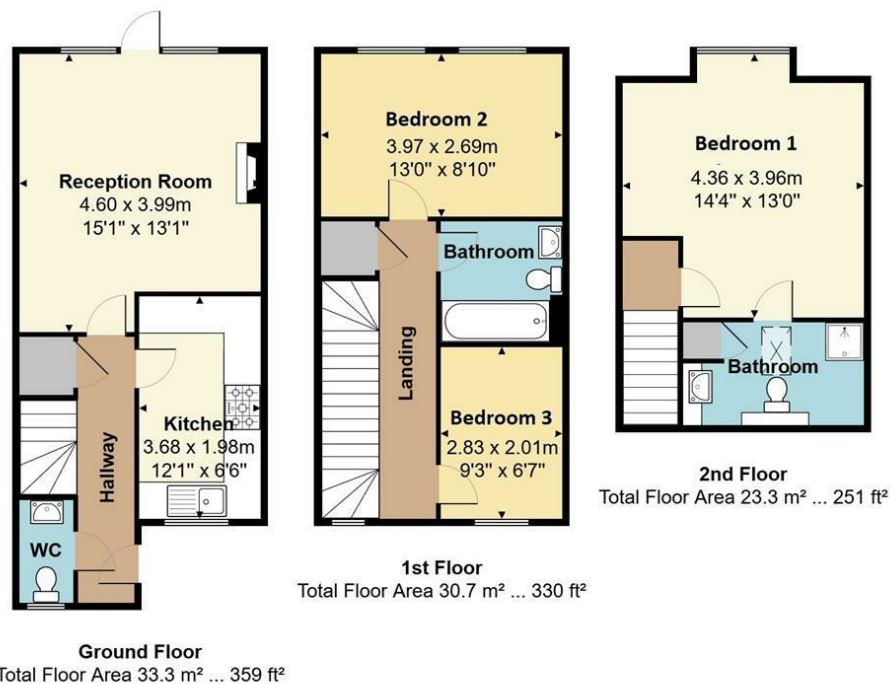
There is an annual service charge, currently £375 towards the upkeep of the electric gates (including insurance) and maintenance of common areas.



EPC Rating- C

Hosey Hill, Westerham, TN16

Total Floor Area: 87.3 m² ... 940 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

...a name you can trust
offices in Kent and London