



Ibbett
Mosely



FOR SALE

01959 563265

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Ash Road, Westerham, TN16 1EJ

Asking Price £425,000 Freehold

An extended three bedroom semi-detached family home in an Area of Outstanding Natural Beauty and backing onto fields in the Green Belt.

The property requires some updating and is located within easy reach of the town centre and the King George Playing Fields.

- Three Bedrooms
- Dining Room
- Parking Space
- Shower Room
- Kitchen
- Garden Backing Fields
- Reception Room
- Double Glazing

A pleasant semi-detached three bedroom family home, built in the nineteen fifties and extended in the nineteen eighties, the property has brick elevations under a tiled roof with double glazed windows. Although some improvements have been made the property does require updating and is being sold free of onward chain.

LOCATION

Located towards the northern outskirts of the town centre, within Westerham you will find a good choice of shops, two supermarkets, and a good choice of cafes, restaurants and bars. There is a medical centre, library and primary school. There are ample sporting and recreational facilities in the area including Westerham Golf Club. Bus services connect to Sevenoaks, Oxted and Bromley all with a wider choice of shops and stations to London. The M25 can be accessed at junctions 5 or 6 allowing connections to other motorway networks, the Dartford Crossing, Bluewater Shopping Centre, the Channel Tunnel and Gatwick and Heathrow Airports.

GROUND FLOOR

A door opens to the entrance hall.

ENTRANCE HALL

With night storage heater, double glazed window and stairs to the first floor.

RECEPTION ROOM

A double aspect double glazed room with stone surround to a fireplace with fitted gas fire. Door to the kitchen.

KITCHEN

With single drainer single bowl stainless steel sink unit, gas cooker point, recess under the stairs, base unit with drawers and cupboards under, wall cupboards, washing machine (To remain), double glazed window and door to the hall.

DINING ROOM

With double glazed window and door to the rear hall.

REAR HALL

With double glazed window, base unit and double glazed door to the garden.

FIRST FLOOR

LANDING

With night storage heater.

BEDROOM ONE

With double glazed window and cupboard over the stairs.

BEDROOM TWO

With double glazed window and linen cupboard with hot water cylinder with immersion heater.

BEDROOM THREE

with double aspect double glazed windows and range of fitted cupboards.

SHOWER ROOM

With shower cubicle, w.c., and hand basin with cupboard under. Tiled walls, double glazed window and extractor fan.

OUTSIDE

PAEKING

Driveway to the front with parking for one vehicle.

THE GARDEN

To the front adjoining the parking is mainly lawn with steps up to the front door. There is a side pedestrian access to the back garden with lawns, and a number of storage sheds. The back garden adjoins and overlooks a field within the Green Belt.

SERVICES AND COUNCIL TAX

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

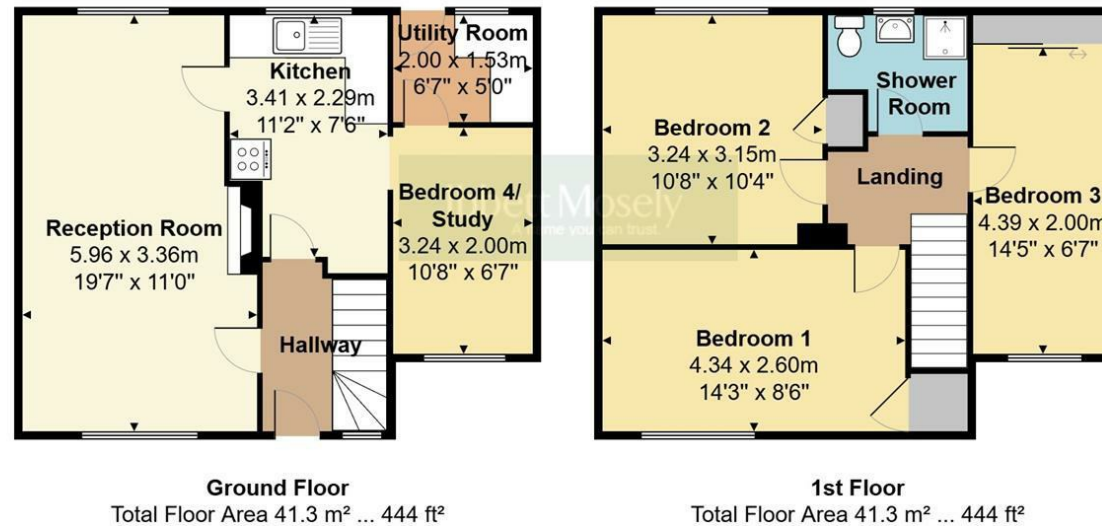
DIRECTIONS

Leave Westerham on the A233 London Road towards Biggin Hill and Bromley, after about half a mile and shortly after passing Madan Road and Oak Lodge Lane, turn right into the slip road opposite Wolfs Garage. Turn immediately left and then right into Hartley Road - Ash Road will be the first road on the left.



Ash Road, Westerham, TN16

Total Floor Area: 82.5 m² ... 888 ft²



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

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Westerham 01959 563265

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