



Ibbett Mosely

Viewlands Avenue, Westerham, TN16 2JE



AVAILABLE FROM EARLY JUNE
UNDER THE TERMS OF AN
ASSURED SHORTHOLD
TENANCY THIS DELIGHTFUL
AND WELL APPONTED
DETACHED FAMILY HOME IS
LOCATED IN A SEMI-RURAL
LOCATION YET IS STILL
ACCESSIBLE TO SHOPS,
STATIONS AND THE OPEN
COUNTRYSIDE

RENT

£3,750 per calendar month under the terms of an Assured Shorthold tenancy

LOCATION

In a beautiful semi-rural location yet accessible to shops and facilities in Westerham and Biggin Hill. Trains to London from Knockholt and Orpington and M25 access from junctions 4 and 5.

GROUND FLOOR

ENTRANCE PORCH

With front door to the entrance hall.

ENTRANCE HALL

With travertine tiled flooring, cupboard under the stairs and door to the integral garage.

CLOAKROOM

With W.C., hand basin, part tiled walls and travertine tiled flooring.

- Four Bedrooms
- Two Bathrooms (One En-Suite)
- Three Reception Rooms
- Kitchen /Breakfast Room
- Utility Room
- Gas Central Heating
- Double Glazing
- Ample Garaging and Parking
- Garden
- Council Tax Band E

SITTING ROOM

A double aspect room with oak flooring, limestone surround to fireplace with slate slips and hearth and Chesney's log burner. Sliding doors to the terrace and garden.

DINING ROOM

With Amtico flooring, and bay window overlooking the front garden.

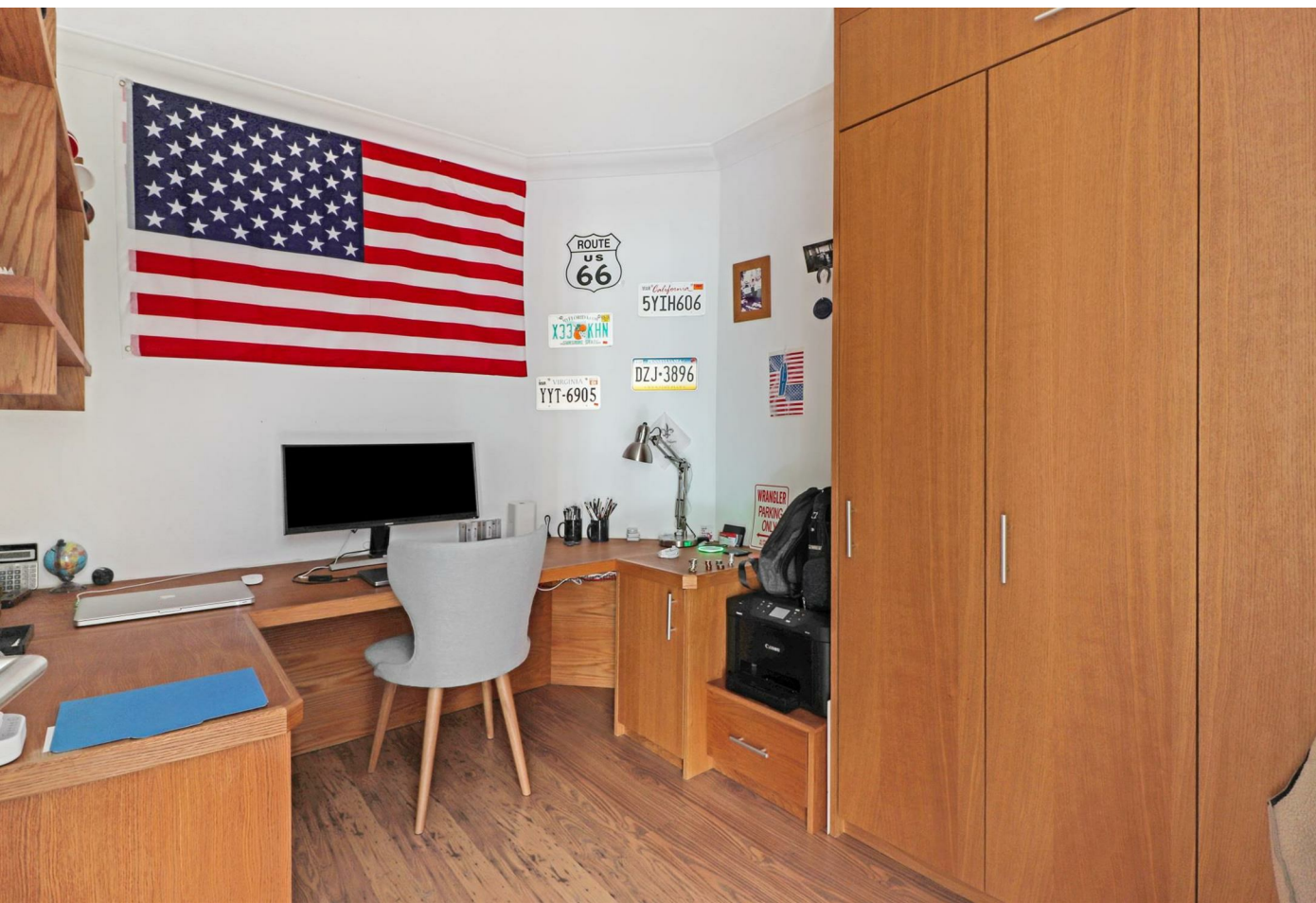
STUDY

With fitted furniture including a desk, filing drawers and full height storage cupboards. Designer chrome vertical column radiator.

KITCHEN/BREAKFAST ROOM

Comprehensively fitted with a range of base and wall units, a bespoke dresser unit with pull out baskets and plate rack. Butler sink with retractable rinser tap, integrated dishwasher, undercounter





fridge and freezer, dual fuel Falcon cooker with grill/double ovens/five ring gas hob with extractor over. Inset LED ceiling spots, slate tiled floor and dedicated breakfast area.

UTILITY ROOM

With space and plumbing for washing machine and tumble dryer. Wall cupboards, tiled splashbacks and stable style door leading to the garden.

FIRST FLOOR

PART GALLERIED LANDING

With central roof light and hatch with fold-down ladder to the boarded loft space.

BEDROOM 1

With oak flooring and comprehensive range of fitted wardrobe cupboards and fitted drawers to eaves recesses.

EN-SUITE BATHROOM

With a double size shower enclosure with drench head, enclosed bath with mixer taps, W.C. and vanity hand basin, Travertine floor and wall tiling, chrome ladder style towel rail. Inset wall mirror and shaver socket.

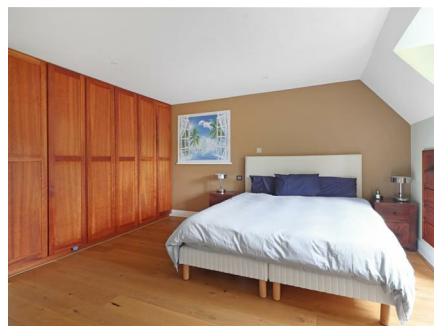
THREE FURTHER BEDROOMS

All with integral storage.

FAMILY BATHROOM

Fitted with a Kaldewei bath with shower over, W.C. and hand basin. Travertine wall and floor tiling, Integrated Bose sound system and heated towel rail.





OUTSIDE

Walled front garden with five-bar gated access to a gravel driveway with adjoining lawn, plans and beautiful magnolia.

INTEGRAL GARAGE: with fob-operated roller door, Worcester Bosch gas boiler for central heating and hot water, hot water cylinder and door to the entrance hall.

The partly walled back garden is fenced and hedged and has a southerly aspect, there is a paved terrace, level lawn, cobbled and brick paths, a pergola and historic vegetable patch, double gates lead to the rear driveway with parking for up to four vehicles and leading to a **DETACHED GARAGE:** with roller shutter door, light, power, a workshop area, mezzanine storage and door to the garden.

COUNCIL TAX

The property is in Council Tax Band "E" - Local authority - Bromley Borough Council.

NOTE

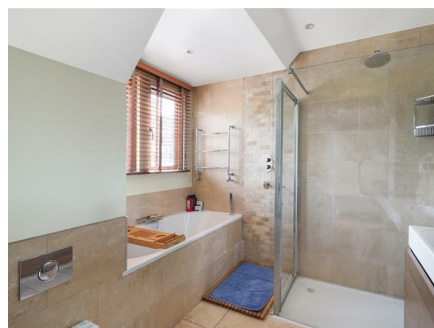
Photographs taken prior to the existing tenancy.

SERVICES

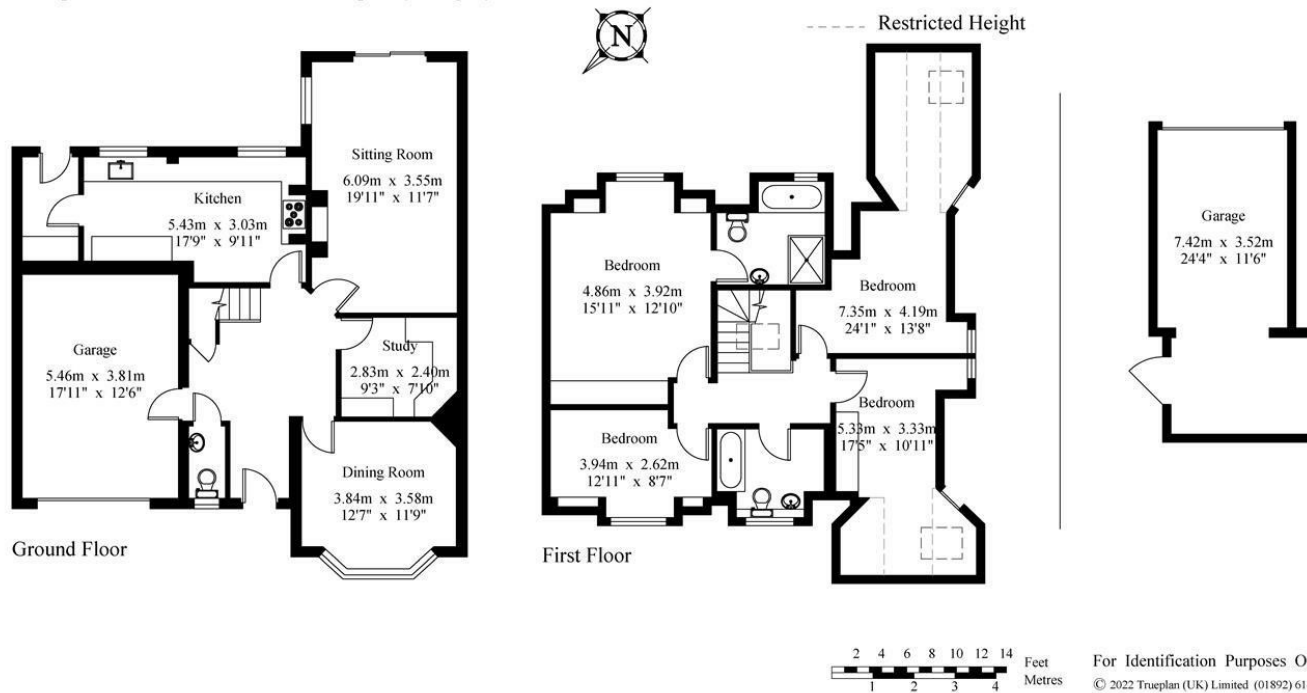
Mains gas, water, electricity and drainage are connected.

ROUTE TO VIEW

From Westerham take the A233 London Road towards Biggin Hill and Bromley. Pass over the motorway and continue up Westerham Hill. On your left you will see Westerham Heights Garden Centre, take the first right after this into Grayes Road. Viewlands Avenue will be found on the right after about two miles.



House - Gross Internal Area : 166.9 sq.m (1796 sq.ft.)
Garages - Gross Internal Area : 45.1 sq.m (485 sq.ft.)



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EPC Rating- C

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