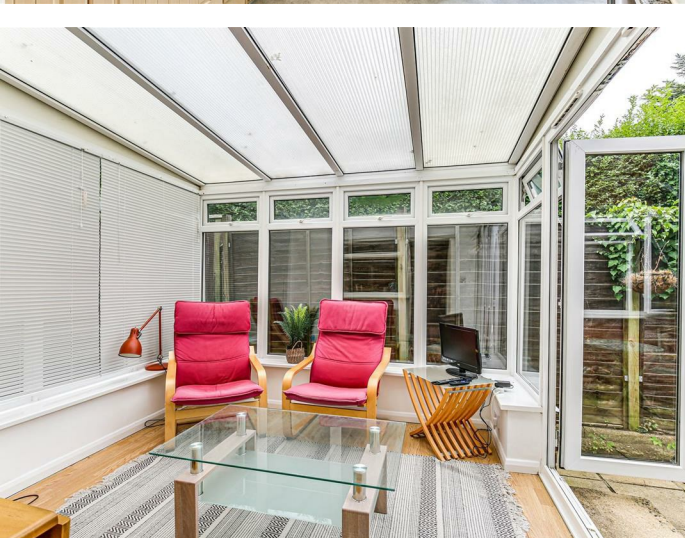




Ibbett Mosely

Bartlett Road, Westerham, TN16 1TP





## Bartlett Road, Westerham, TN16 1TP

**A self contained ground floor maisonette available unfurnished under the terms of a twelve month Assured Shorthold tenancy from late June/early July 2025**  
**Located in a central position a short walk of the town centre**

- Double Bedroom
- Fitted Kitchen
- Double Glazed Windows
- Bathroom
- Double Glazed Conservatory
- Garage with Parking in Front
- Living Room
- Gas Central Heating
- Patio Garden

Available, unfurnished, from Late June/early July for a period of twelve months under the terms of an Assured Shorthold Tenancy at a rent of £1,200 per calendar month.

A self contained one bedroom ground floor maisonette with living room, kitchen and conservatory, there is also a single garage with parking in front and a small courtyard garden.

### LOCATION

The small historic town of Westerham is situated on the A25 between the larger towns of Oxted & Sevenoaks. There is a wide selection of local shops, restaurants, bars and public houses within the town as well as two smaller supermarkets. There is a primary school, nursery, library and sporting and recreational facilities. A wider choice of shops can be found at Oxted or Sevenoaks as well as stations to London.

M25 access from junctions 5 or 6.

### GROUND FLOOR

Glazed door to the entrance vestibule.

### ENTRANCE VESTIBULR

With a double glazed door to the hall.

### HALL

With radiator, linen cupboard with gas boiler and shelving.

### LIVING ROOM

With radiator and double glazed bay window to the front.

### KITCHEN

Fitted with a range of base and wall units and breakfast bar. Appliances including a built in electric hob, oven, extractor fan, fridge and freezer. Inset single drainer single bowl stainless steel sink unit with mixer tap, plumbing for a washing machine. Part tiled walls, double glazed window and double glazed door to the conservatory.

### CONSERVATORY

With double glazed windows and double doors to the patio. Wood effect flooring, wall light points and window blinds.

### DOUBLE BEDROOM

With radiator and double glazed window.

### BATHROOM

With white suite of enclosed bath with a mixer tap and shower attachment. w.c. and hand basin with cupboard under. Tiled walls and floor, towel rail/radiator and double glazed window.

### OUTSIDE

SINGLE GARAGE: with parking space to the front.

SMALL PATIO GARDEN: to the back and a small area of garden to the front. Outside store area.

### DIRECTIONS

From our Westerham office turn right towards Oxted and after about a hundred yards turn right into the Croydon Road. Bartlett Road will be on the left.

### SERVICES

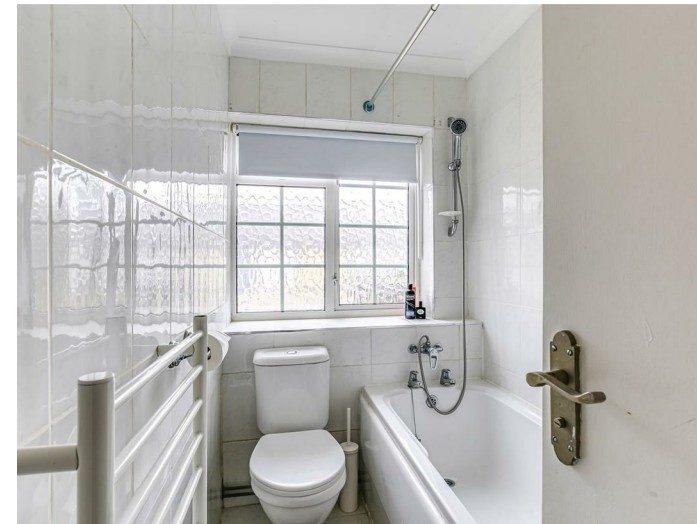
Mains gas, electricity, water and drainage.

### COUNCIL TAX

Sevenoaks District Council - Band "B"

### NOTE

Photographs were taken during the occupation of a previous tenant.





## EPC Rating- C

Bartlett Road, Westerham, TN16

Total Floor Area: 47.9 m<sup>2</sup> ... 515 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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*offices in Kent and London*