

Payne & Co.



48 Black Eagle Close

Westerham TN16 1TF

Freehold

£430,000



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Situation

In a pleasant residential cul-de-sac within a few minutes walk of Westerham centre offering local shopping facilities and a wide selection of restaurants/pubs. The larger centres of Oxted and Sevenoaks both offering stations with regular commuter services to London are each within four miles. Access to the M25 motorway is also within a short drive.

Location

From Westerham centre head west on the A25 and as the road straightens after the bends Black Eagle Close will be seen on the right hand side. Proceed up Black Eagle Close, ignoring the right hand turning and no. 48 will be seen towards the far end of the cul de sac on the right.

To Be Sold

An extremely well presented modern semi-detached house located in a quiet cul-de-sac setting benefitting from garage, driveway parking for two vehicles and an attractive rear garden. The property is also a short walk from Westerham town centre.

Gabled Entrance Porch

With dustbin storage cupboard. Small entrance hall, radiator.

Lounge/Dining Room

Large built in cupboard. Full height windows and glazed door to rear terrace and garden. Two radiators.

Kitchen

Good range of work surfaces and cupboards etc. Stainless steel sink, electric double oven and hob with filter hood over, fridge/freezer, washer/dryer. Gas fired central heating boiler.

First Floor

Staircase to landing.

Bedroom One

Radiator.

Bedroom Two

Including deep shelved cupboard over staircase bulk head. Radiator.

Bathroom

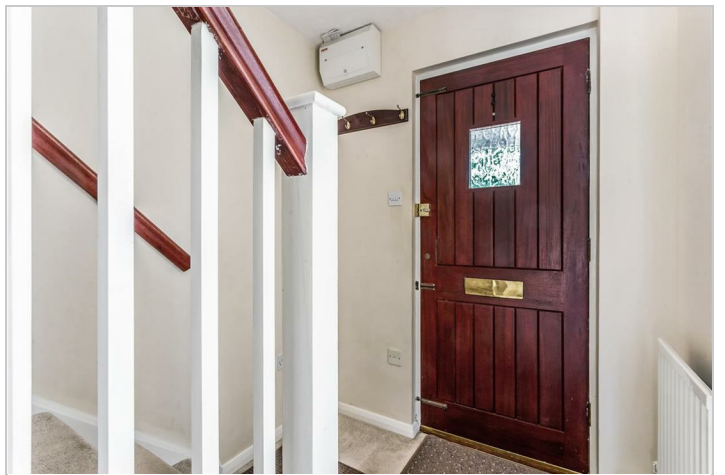
Modern white suite of panelled bath with wall mounted shower, pedestal basin, low flush wc, radiator, part tiled walls.

Outside

Driveway parking for two vehicles leading to garage 17'5 x 8'6 with Up and over door, electric light and power. There is a small areas of front garden with adjacent shrub border with a path leading to the front door. There is a side access via a gate which leads to an attractive garden which is well screened from neighbouring properties. The rear garden is a particular feature with paved patio with steps leading up to a well manicured lawn and mature boundary hedging. Outside tap.

Sevenoaks District Council Tax Band D

Tel: 01883 712261



Road Map



Hybrid Map



Terrain Map

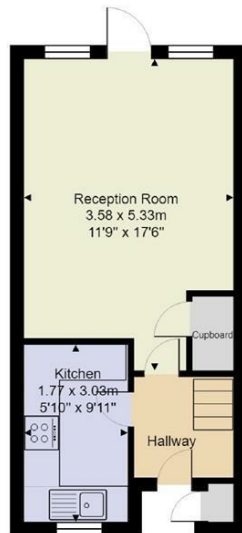


Floor Plan

Black Eagle Close, Westerham TN16

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

Total Floor Area: 55.6 m² ... 599 ft²



Ground Floor
Total Area: 27.1 m² ... 292 ft²

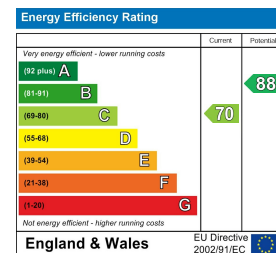


First Floor
Total Area 28.5 m² ... 307 ft²

Viewing

Please contact our Payne & Co. Office on 01883 712261 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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