

Payne & Co.



3 Canville Rise

Westerham TN16 1FB

Freehold

£559,950



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Situation

The Ivies as the small development is known, was built by Linden Homes around 2018. Canville Rise is located within walking distance of the historic town of Westerham which is conveniently situated on the A25 between the larger towns of Oxted and Sevenoaks. Westerham itself offers a variety of boutique shops, restaurants and public houses whilst Oxted and Sevenoaks are approximately 4 and 7 miles respectively and have larger shopping facilities plus mainline railway stations into London. Sporting and recreational facilities are generally available within the district. For the M25 commuter, access at Godstone Junction 6 gives road connections to the motorway network including the Dartford Tunnel and Heathrow and Gatwick Airports.

Location/Directions

For SatNav use : TN16 1FB. Heading north on London Road, turn left into Canville Rise and the property will be found on your left hand side after around 85m.

To Be Sold

In immaculate order is this townhouse set on a small modern development built around 2018. Featuring a very spacious principal bedroom with ensuite on the second floor, the property also features south facing rear garden and two parking spaces.

Front Door

Leading to;

Hallway

Wood effect flooring, coat cupboard (fuse board and electricity meter), radiator, understair cupboard, stairs to first floor, doors to;

Cloakroom

Two piece white sanitary suite (comprising close coupled w.c. with button flush and pedestal wash hand basin with mixer tap), extractor.

Kitchen/Diner

Front aspect double glazed window, range of eye and base level units, wood effect work surfaces with inset ceramic sink with mixer tap and drainer, inset four ring gas hob with extractor over and oven below, integrated appliances of dishwasher, fridge and freezer, tiled splashbacks, wood effect flooring, ceiling spotlights, Potterton boiler within cupboard.

Sitting Room

Rear aspect double glazed window and double glazed French doors, two radiators, bespoke fitted wall storage including recesses for TV, contemporary electric fire, book shelving and cupboards.

First Floor Landing

Front aspect double glazed window, airing cupboard (hot water tank with slatted shelf), laundry cupboard (space and plumbing for washing machine), radiator, stairs to second floor, doors to;

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Bedroom

Two rear aspect double glazed windows, radiator.

Family Bathroom

Ceiling spotlights, extractor, wood effect flooring, three piece white sanitary suite (comprising close coupled w.c. with hidden cistern and dual flush, semi-pedestal wash hand basin with mixer tap, bath with side mounted mixer tap and hand held shower attachment), chrome heated towel rail.

Bedroom

Front aspect double glazed window, radiator.

Second Floor

Principal Bedroom

Front aspect double glazed window and rear aspect double glazed roof light, two radiators, loft hatch, fitted wardrobes, dressing area, door to;

Ensuite Shower Room

Rear aspect double glazed roof light, three piece white sanitary suite (comprising shower enclosure with integrated controls, pedestal wash hand

basin with mixer tap, close coupled w.c with button flush), wood effect flooring, chrome heated towel rail, ceiling spotlights, extractor fan.

Outside

The property enjoys a sunny south facing rear garden that features a patio, idea for relaxing and entertaining friends , with the remainder given over to low maintenance artificial grass, framed neatly by well stocked rose beds either side. A garden shed is present in the left hand corner. This space can be accessed via a side gate.

Note

There is a service charge contribution for the running of the development, currently set at £300 per annum.

Sevenoaks District Council Tax Band E



Road Map



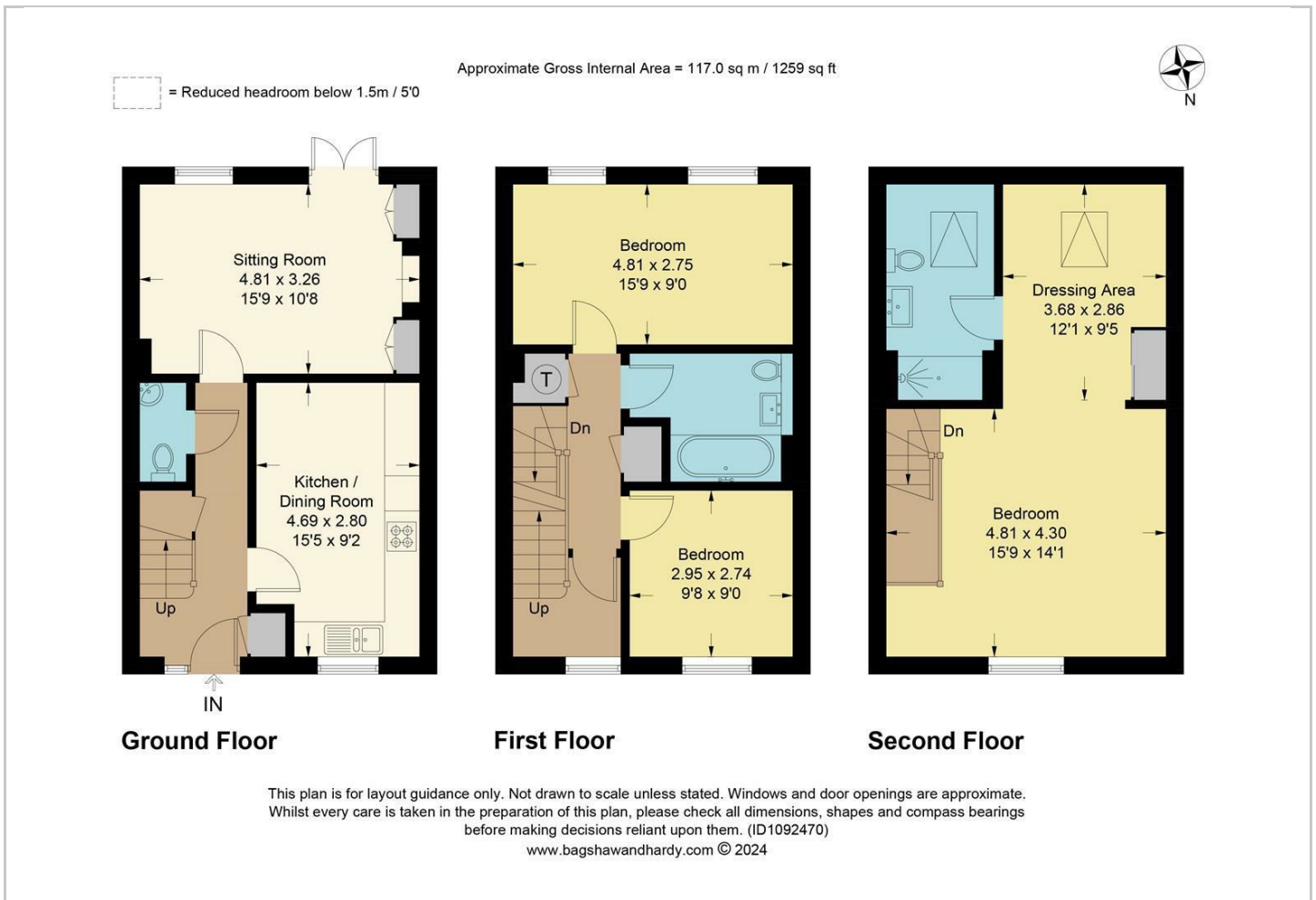
Hybrid Map



Terrain Map



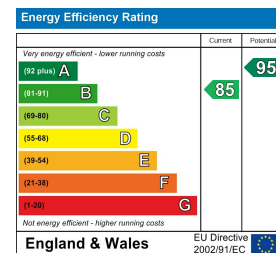
Floor Plan



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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