

Payne & Co.



8 Delagarde Road

Westerham TN16 1TR

Freehold

£425,000



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Situation

Located close to Westerham town centre with its wealth of historic properties, many with period features. There are also a good range of shops, a large number of popular restaurants, public houses, village hall and Churchill C of E Primary School. The major town centres of Oxted and Sevenoaks are both easily accessible by road via the A25, each offering a wide range of shopping facilities together with railway stations with service of trains to London. Access to the M25 is available at Godstone (Junction 6) or Sevenoaks (Junction 5) giving road connections to other motorway networks, Dartford Tunnel, Heathrow Airport and via the M23 Gatwick Airport.

Location/Directions

On entering Westerham on the A25 from Oxted take the left hand turning into Croydon Road (B2024). You will pass Bartlett Road on your left and the next turning is Delagarde Road and the property will be found after a short distance on your left hand side.

To Be Sold

A well presented family home, situated in a quiet no through road, with a host of benefits including utility room, south facing rear garden and hardstanding for parking one car.

Front Door

Leading to;

Hallway

Quarry tiled flooring, door to (stairs to first floor);

Sitting Room

Front aspect double glazed window, radiator, laminate flooring, fireplace (not open), wide opening to;

Dining Room

Rear aspect double glazed French Doors, radiator, laminate flooring, opening to;

Kitchen

Twin aspect double glazed windows, range of eye and base level units, dark grey granite effect work surfaces, inset one and a half bowl sink with drainer and mixer tap, spaces for cooker (with extractor over) and below counter appliances of dishwasher and washing machine, space for tall fridge freezer, tiled flooring, opening to;

Utility Room

Side aspect double glazed door and window, radiator, tiled flooring, wall mounted Worcester boiler, understair storage recess, short length of work surface with space below for tumble dryer.

First Floor Landing

Airing cupboard (slatted shelves and water tank), doors to;

Bedroom

Front aspect double glazed window, radiator, cupboard storage.

Tel: 01883 712261

Bedroom

Rear aspect double glazed window, radiator, cupboard storage.

Bedroom

Front aspect double glazed window, radiator, cupboard storage.

Family Bathroom

Twin aspect double glazed windows, four piece white sanitary suite (comprising bath with mixer tap and hand held shower attachment on a cradle, pedestal wash hand basin, close coupled WC, shower enclosure with wall mounted Aqualisa controls), radiator, part tiled walls.

Outside

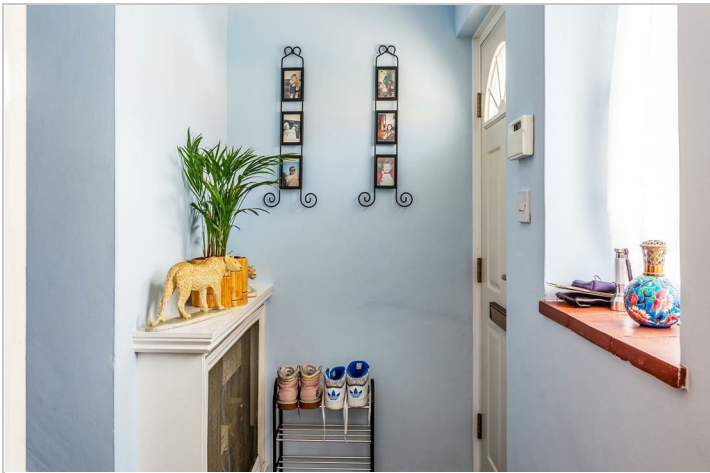
Enjoying a sunny south facing rear garden and with the attractive backdrop of a rear boundary wall composed of local stone, this is the ideal space to relax or entertain. Side gate and covered side storage.

To the front of the property there is block paved hardstanding suitable for parking one car.

Sevenoaks District Council Tax Band C

Notes:

Permits for car parking on nearby roads are available from the local authority. For cars registered to the property the annual permit costs £50 (one car), rising to £100 and £175 for a second and third vehicle respectively. Permits are also available to purchase for limited stays for visitors.



Road Map



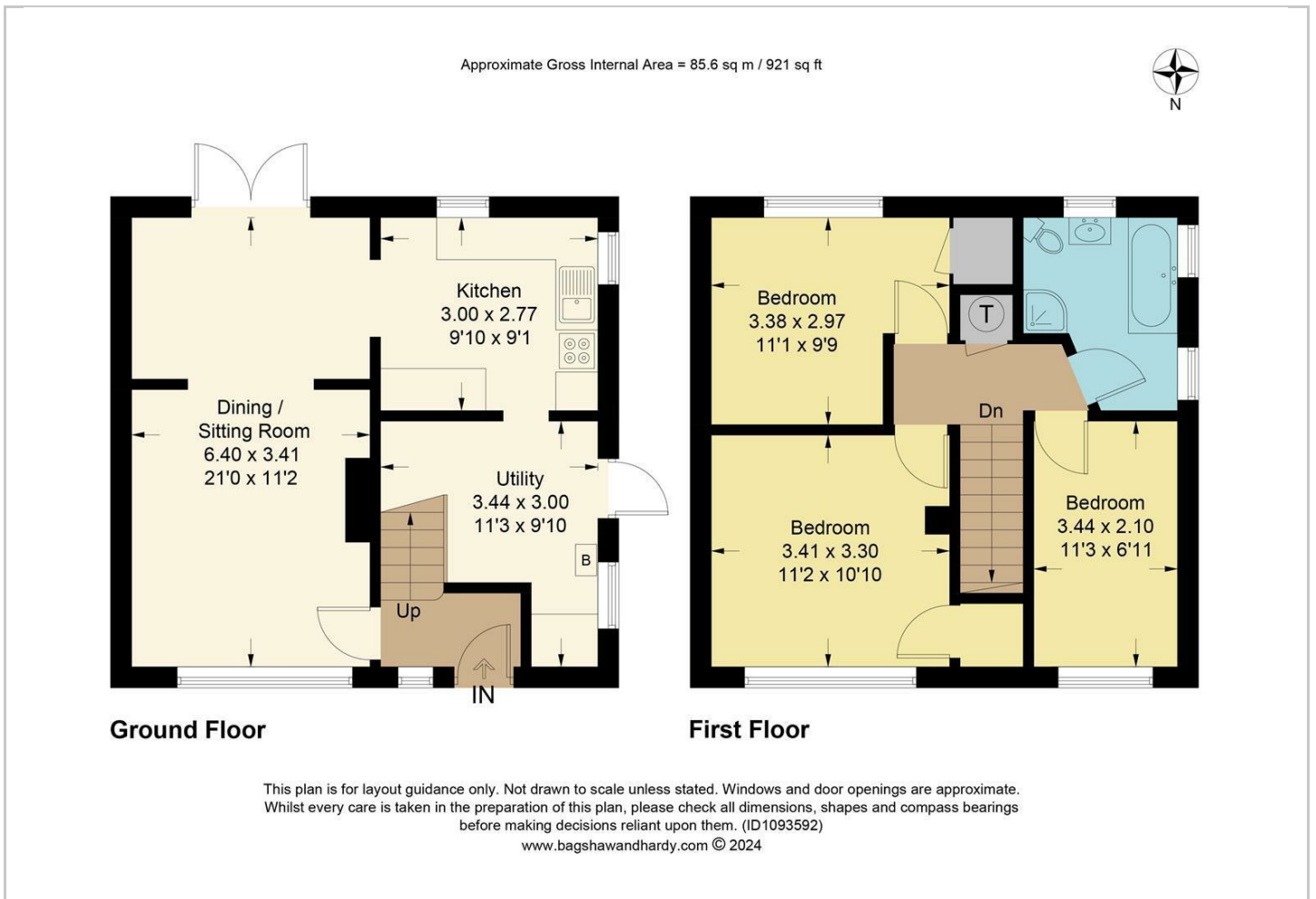
Hybrid Map



Terrain Map



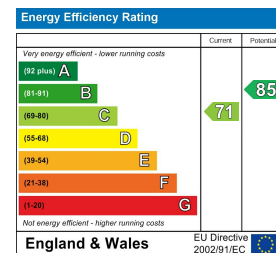
Floor Plan



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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