



Ibbett Mosely



Farley Croft, Westerham, Kent, TN16 1SA

Guide Price £700,000 Freehold

With scope for extension (Subject to necessary consents) this modern four bedroom detached family home is offered for sale with no onward chain

- Four Bedrooms
- Bathroom
- Two Reception Rooms
- Double Glazed Conservatory
- Kitchen
- Utility Room & Cloakroom
- Gas Central Heating
- Double Glazing
- Garage, Car Port & Parking
- Garden

** OFFERED FOR SALE CHAIN FREE **

This detached modern family home is located in a cul-de-sac a short distance from the historic town centre whilst also being close to open countryside. There are views from the back of the property over Westerham and beyond.

LOCATION

Farley Croft is a short walk of Westerham town centre with its selection of shops and amenities including a primary school, nursery and medical practice, there are many cafes, restaurants and bars within the town and The Green is a particular attraction housing many local events throughout the year. On The Green you will also find the statues of Sir Winston Churchill and General Wolfe, two of Westerham's famous past residents. There are sporting and recreational facilities on the King George playing fields and Westerham Golf Club is located about a mile away.

Bus services from the town go to Oxted and Sevenoaks both having a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

GROUND FLOOR

A double glazed door opens to the entrance hall.

ENTRANCE HALL

With radiator, double glazed window and cloak cupboard. Door to the reception room.

RECEPTION ROOM

With radiators, double glazed window, stairs to the first floor and open to the dining room.

DINING ROOM

With radiator, double glazed window, door to the kitchen and double glazed door to the conservatory.

CONSERVATORY

With radiator, terracotta tiled floor, ceiling fan and double glazed double doors to the garden.

KITCHEN

Fitted with a range of base and wall units, space for cooker, single drainer single bowl stainless steel sink unit, part tiled walls, double glazed window, tiled floor and broom/store cupboard. Door to the utility room.

UTILITY ROOM

Base unit with inset single drainer stainless steel sink unit, dishwasher, plumbing for washing machine, vent for tumble dryer, gas boiler for central heating and hot water, radiator, part tiled walls, tiled floor and door to the garden.

CLOAKROOM

With W.C., hand basin, radiator, tiled floor and double glazed window.

FIRST FLOOR

LANDING

BEDROOM 1

With radiator, double glazed window and two built in wardrobe cupboards.

BEDROOM 2

With radiator, double glazed window and built in wardrobe cupboard.

BEDROOM 3

With radiator, double glazed window and built in wardrobe cupboard.

BEDROOM 4

With radiator, double glazed window and built in wardrobe cupboard.

BATHROOM

With enclosed bath with mixer tap and shower attachment, separate shower cubicle, W.C. and hand basin. Part tiled walls, extractor fan, double glazed window and linen cupboard.

OUTSIDE

GARAGE: A single garage with up and over door, light, power, wall cupboard and side door. **CAR PORT and PARKING**

THE GARDEN

Includes lawns, flowering trees and shrubs and an old garden shed.

SERVICES

Mains gas, water, electricity and drainage are connected. We are advised that there are some panels on the back roof slope that provide partial hot water.

COUNCIL TAX

The property is in the Sevenoaks district and is register for Council Tax in Band "F"

ROUTE TO VIEW

Leave Westerham on the B2024 Croydon Road. Pass Bartlett Road, Delagarde Road and Westways on your left and then take the next left into Farley Lane and then first right into Croft Road. Farley Croft will then be found on the right.

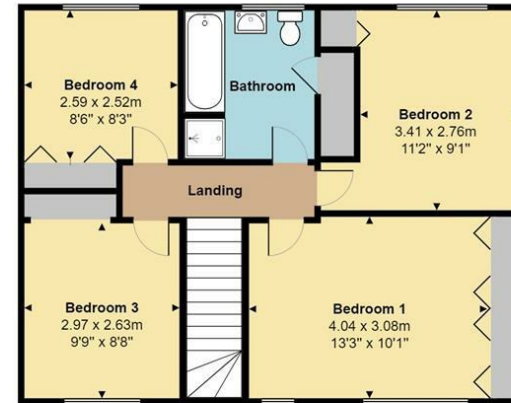


Farleycroft, Westerham, TN16

Total Floor Area: 125.4 m² ... 1350 ft² (Excluding Carport)



Ground Floor
Total Floor Area 69.8 m² ... 751 ft²



1st Floor
Total Floor Area 55.7 m² ... 599 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Westerham 01959 563265

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