



Ibbett Mosely

Main Road, Westerham Hill, TN16 2HW



* OFFERED FOR SALE FREE OF CHAIN *

Now requiring some updating this spacious detached chalet style family home offers versatile five bedroom accommodation with two good size reception rooms (one to the first floor with beautiful views over the surrounding countryside). There is a single garage, double car port and a large west facing garden adjoining fields.

GUIDE PRICE £775,000 FREEHOLD

LOCATION

The property is located between Westerham to the south and Biggin Hill to the north. Westerham offers a selection of shops and a number of cafe's, bars, restaurants and pubs. Biggin Hill has a Waitrose supermarket and a Tesco Express as well as a library and swimming pool.

Bus connections pass the house for onward destinations including Oxted, Sevenoaks, Hayes, Orpington and Bromley all with a wider choice of shops and stations to London. State and private schools available in the nearby villages and towns, where there are also sporting and recreational facilities. M25 access form junctions 4 and 5.

GROUND FLOOR

An arched entrance door opens to the enclosed porch.

- Bedroom One with Bathroom and Dressing Room
- First Floor Lounge with Country Views
- Three Ground Floor Bedrooms
- Family Bathroom and Cloakroom
- Lounge
- Study/Bedroom Five
- Kitchen & Utility Room
- Single Garage, Double Car Port and Parking
- Large Garden

ENCLOSED PORCH

With quarry tiled floor and a part glazed door to the entrance hall.

ENTRANCE HALL

With radiator and cloak and shelved cupboards.

CLOAKROOM

With w.c., hand basin, radiator, extractor fan and double glazed window.

BATHROOM

With enclosed bath with a separate power shower over, w.c. and hand basin. Radiator, double glazed window, extractor fan, fitted cupboards and drawers, part tiled walls and shaver socket.

RECEPTION ROOM

With two radiators, patio doors to the terrace and garden, fitted display cupboards and drawers. and open tread stairs to the first floor.





STUDY/BEDROOM FIVE

With radiator, double glazed window, brick surround to a fireplace, shelved cupboard.

KITCHEN

Fitted with a range of base and wall units, fitted hob extractor, oven and dish washer. Single drainer one and a half bowl sink unit, linen cupboard with hot water cylinder and space for a table and chairs.

UTILITY ROOM

Base and wall units, plumbing for a washing machine, gas boiler for central heating and hot water. Door to the garden.

BEDROOM TWO

With radiator, double glazed window, hand basin and wardrobe cupboards.

BEDROOM THREE

With radiator, double glazed window, part panelled walls and book shelves. Door to study/bedroom five.

BEDROOM FOUR

With radiator and double glazed bay window.

FIRST FLOOR

LOUNGE

With two radiators, wall light points, double glazed windows allowing views over the garden and surrounding countryside.





SUITE OF BEDROOM ONE, DRESSING ROOM AND BATHROOM

Within the bedroom there is a radiator, double glazed window and a wardrobe cupboard. The dressing area has a number of wardrobe cupboards and a dressing shelf with adjoining cupboards and drawers. The bathroom has an enclosed bath, w.c., and hand basin. Radiator, part tiled walls, shaver socket, eaves cupboards and double glazed window.



OUTSIDE

From the road the drive leads to a SINGLE GARAGE to the left of the property, to the front is a DOUBLE CAR PORT with further parking to the front, the property is screened from the road by laurel and other trees and shrubs.

THE GARDEN: The main garden is located to the back of the property and is to the west of the house, the garden is mature with a large variety of trees and shrubs, fruit trees and a York stone terrace. There is a garden shed and greenhouse. The plot extends in all to about a third of an acre.



COUNCIL TAX

The property is located in the London Borough of Bromley and is in council tax band G

SERVICES

Mains gas, water, electricity and drainage are connected.

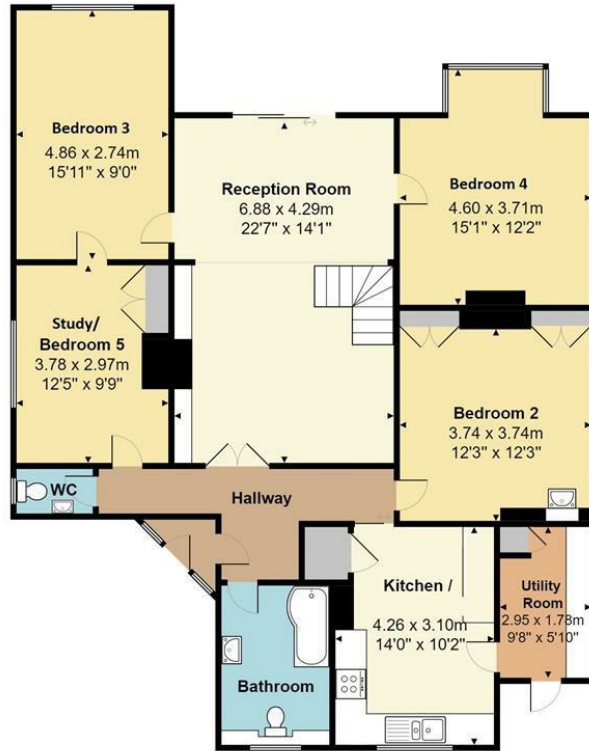
DIRECTIONS

Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Continue straight on at the roundabout and over the M25. Proceed up Westerham Hill, pass Westerham Heights Garden Centre and Tatsfield Lane on the left. The property will then be found on the left after about a third of a mile.



Lounge
Main Road, Westerham Hill, TN16

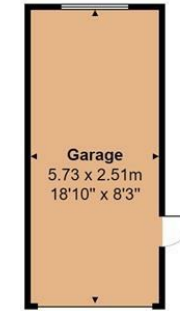
Total Floor Area: 209.2 m² ... 2252 ft²



Ground Floor
Total Floor Area 126.4 m² ... 1360 ft²



1st Floor
Total Floor Area 68.4 m² ... 737 ft²



Outbuilding
Total Floor Area 14.4 m² ... 155 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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EPC Rating- D

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