



Ibbett Mosely

Main Road, Westerham Hill, Kent, TN16 2HN



This deceptively spacious detached family home, built in 1984, is offered for sale chain free.

The property is presented in good order throughout and has a formal garden and woodland extending to about two thirds of an acre.

PRICE FREEHOLD £1,200,000

WESTERHAM HILL

Situated in a semi-rural location opposite open fields a short distance from the centre of Biggin Hill where there is a good choice of local shops including a Waitrose supermarket and a Tesco Express. There is a swimming pool, library and schools for all ages.

There are bus services that pass the property allowing access to Bromley to the north and Westerham to the south. There are stations to London from Orpington, Bromley, Hayes and Knockholt. M25 access at junction 4 (Orpington) connecting with other motorway networks, the Dartford River crossing, Bluewater Shopping Centre, Channel Ports and Gatwick and Heathrow Airports. For those wishing to gain easy access to the continent Biggin Hill Airport is about three miles.

GROUND FLOOR

Double glazed door to the entrance hall.

ENTRANCE HALL

With a port hole window to one side, cloak

- Large Master Bedroom with En-Suite Bathroom and Walk-In Wardrobe
- Guest Bedroom with En-Suite Bathroom
- Two Further Double Bedrooms and a Large Single
- Family Bathroom
- Lounge
- Double Glazed Conservatory
- Open Plan Dining Room/Kitchen with Adjoining Utility/Breakfast Room
- Cloakroom
- Gas Central Heating and Double Glazed
- Parking

cupboard, store cupboard, wood effect flooring and radiator.

CLOAKROOM

With w.c., hand basin with storage under and wall mirror over. Radiator and double glazed window.

LOUNGE

Fireplace with fitted electric fire above the hearth, with exposed original brick walls either side. Wiring for TV and soundbar. Two radiators. Sliding patio doors to the conservatory.

CONSERVATORY

With double glazed windows, ceiling fan/light, glazed roof and double doors to a sun deck and the garden.

DINING/KITCHEN

To the front of the house and recently re-fitted with quality range of base and wall units, built in appliances - comprising a hob, microwave, double oven, extractor, dish washer and fridge freezer. There is a single drainer one and a half bowl sink, breakfast bar and door to the utility/breakfast room.





The dining area has doors to the hall and lounge, a radiator and is open plan to the kitchen.

UTILITY/BREAKFAST ROOM

Fitted with a work surface with drawers and cupboards, plumbing for a washing machine and tumble dryer, storage for recycling bins, Baxi gas boiler for central heating and hot water, double glazed windows and door to the garden.

BEDROOM

At the front of the house with views to the fields. With radiator, double glazed window and two wardrobe cupboards.

BEDROOM

At the back of the house with radiator, double glazed window and wardrobe cupboard.

BATHROOM

With a modern suite of bath, walk in shower cubicle, w.c., and hand basin with storage beneath. Tiled walls and floor, wall cabinet, ladder style towel rail, and double glazed window.

FIRST FLOOR

LANDING

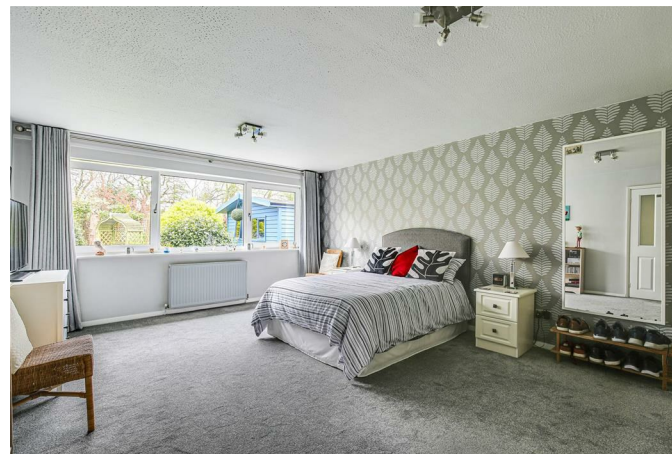
With double glazed Velux window.

MASTER BEDROOM

With views to the back over the formal garden and woodland, radiator, double glazed window and walk in wardrobe cupboard

EN-SUITE BATHROOM

With large walk in shower, w.c., and hand basin. Part tiled walls, ladder style towel rail incorporating a radiator, and double glazed Velux window.





GUEST BEDROOM

Overlooking the formal garden and woodland to the rear with radiator, double glazed window. With a door leading to wardrobe, eaves cupboard and large storage cupboard.

EN-SUITE BATHROOM

With enclosed bath and shower over, w.c., and hand basin. Part tiled walls and tiled floor.

BEDROOM

With radiator, two double glazed Velux windows and storage cupboard with Heatrae Sadia water heater,

OUTSIDE

To the front of the house an in and out brick paved drive provides ample off street parking with lawns, hedges and flower and shrub borders. To the side and back there is a well stocked and maintained formal garden with lawns, flower and shrub beds, trellising, arches with rose, wisteria and other shrubs, a number of acers, non slip composite sun decking a paved patio and a summerhouse.

To one side there a small cabin, two storage sheds, a greenhouse and a composting area. Beyond the formal garden there is a large area of mixed woodland with a variety of trees, laurel and holly, there is a tree preservation order covering trees on the woodland area.

In all the plot extends to about two thirds of an acre.

COUNCIL TAX

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

SERVICES

Mains gas, water, electricity, and drainage are connected to the property.

ROUTE TO VIEW

Leave Biggin Hill on the A233 towards Westerham, leave the built up area. pass St Winifreds Road on the right, the property will be found on the right and is just before the Aperfield Arms, which is on the left.

Main Road, Westerham Hill, TN16

Total Floor Area: 250.2 m² ... 2694 ft²



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

Westerham 01959 563265

EPC Rating- E

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