



Ibbett Mosely

Madan Road, Westerham, Kent, TN16 1DU



Lovingly restored and altered for the current owners this Edwardian semi-detached family home offers bright and spacious accommodation extending to about 1175 sq ft (109.1 sq m) plus summer house.

there are three reception rooms, the one to the lower ground floor could be used as an additional bedroom if required as it has an adjoining shower/cloakroom

Offers Invited in the Region of £625,000 Freehold

**** Viewing highly recommended ****

A beautifully presented Edwardian semi-detached family home which has been lovingly restored for the current owners since their purchase.

The property has a very useful family lounge on the lower ground floor which could be used as an addition bedroom if required as there is an adjoining shower room.

The property has brick elevations under a tiled roof with gas central heating and mainly double glazed windows and doors.

LOCATION

Madan Road is a residential road to the north of the town but is within walking distance. Within the town there is a good selection of shops, two smaller supermarkets as well as a great choice of restaurants, bars, cafe's and pubs which cater for most tastes. There is a library, medical centre and Churchill Primary

- Three/Four Bedrooms
- Bathroom
- Shower/Cloakroom
- Two/Three Reception Rooms
- Fitted Kitchen
- Utility Room
- Gas Central Heating
- Summer House and Workshop
- Garden Cloakroom
- Garden

School and day nursery. Sporting and recreational facilities at the King George Playing Fields and golf at the Westerham Club.

There are additional state and private schools in the surrounding villages and towns as well as more social and recreational facilities.

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

THE ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

Part glazed front door opening to the entrance hall.

ENTRANCE HALL

With radiator, wood effect floor and stairs to the first floor.

RECEPTION ROOM

With radiator, recessed fireplace with fitted





cupboards and display shelves to one side. Bay window to the front with plantation hardwood shutters and bench seating with drawers under. Wood effect flooring. Open to the dining room.

DINING ROOM

With radiator, wood effect flooring, double glazed door to the garden, opening to the kitchen and door to the lower ground floor.

FITTED KITCHEN

With a range of base and wall units, built in appliances including a hob, oven, extractor, dishwasher, fridge/freezer and sink unit. Breakfast bar, part tiled walls, double aspect windows and ceramic tiled floor.

LOWER GROUND FLOOR

LOUNGE/BEDROOM

With radiator, double glazed window, cupboard under the stairs, wood effect flooring and storage cupboards. Open to the utility room.

UTILITY ROOM

Fitted base unit with inset sink, cupboards and plumbing for washing machine under. Door to the garden and storage cupboards.

SHOWER ROOM

With shower cubicle, w.c., hand basin, radiator and double glazed window.

FIRST FLOOR

LANDING

With hatch to the loft space.

BEDROOM ONE

With radiator and double glazed window.

BEDROOM TWO

With radiator and double glazed window.





BEDROOM THREE

With radiator and double glazed window.

BATHROOM

With a period style suite of roll top bath with ball and claw feet, mixer tap, shower attachment and shower screen. w.c. and hand basin. Chrome ladder style towel rail, part tiled walls, extractor fan and tiled flooring.

OUTSIDE

SUMMERHOUSE

Located at the end of the garden and suitable as a home office with light, power and adjoining workshop.

THE GARDEN

The front garden is enclosed by a decorative wall and gate with a planted shrub bed. To the back of the house the garden is mainly lawn with some planted borders.

There is a Garden Cloakroom with w.c. and hand basin.

COUNCIL TAX

The property is in the Sevenoaks district and is in council tax band "D"

SERVICES

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

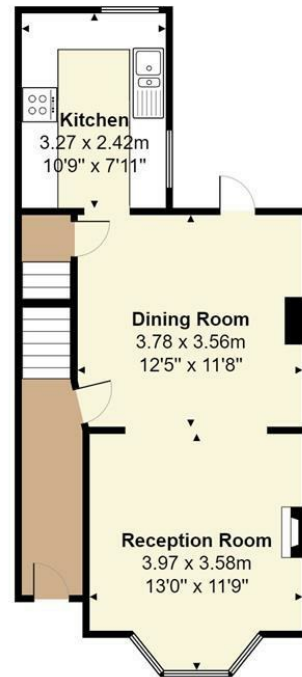
ROUTE TO VIEW

Leave Westerham town centre on the A233 London Road, continue down the London Road and pass Quebec Avenue and Hortons Way on your right, Madan Road is the next road on the right.

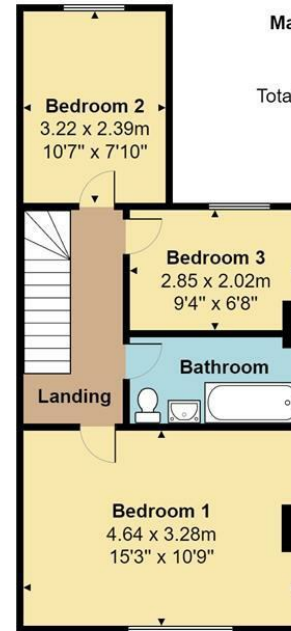




Basement
Total Floor Area 27.1 m² ... 292 ft²



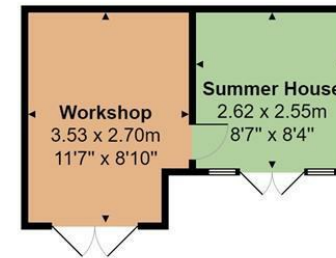
Ground Floor
Total Floor Area 41.6 m² ... 448 ft²



1st Floor
Total Floor Area 40.4 m² ... 435 ft²

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Total Floor Area: 125.2 m² ... 1348 ft²



Outbuilding
Total Floor Area 16.1 m² ... 173 ft²

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

Westerham 01959 563265

EPC Rating- D

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