



Ibbett Mosely





## Lusted Hall Lane, Tatsfield, Surrey, TN16 2AE

### Asking Price £530,000 Freehold

Located a short walk of the village centre, The Green and Duck Pond this older style extended inner terraced family house provides excellent open plan living accommodation with direct access to the sun terrace and large garden.

- Three Bedrooms
- Dining/Family Room
- Double Glazing
- Ground Floor Bathroom
- Kitchen
- Off Road Parking
- Sitting Room
- Gas Central Heating
- Large Garden

Close to the village green and local facilities this delightful inner terraced three bedroom family house has been thoughtfully extended and improved by the present owners and now provides a superb open plan reception area combining a sitting room and dining/family room.

#### LOCATION

In a semi-rural location on the borders of Kent and the London Borough of Bromley but situated in the Tandridge District within Surrey. The popular village is centered around the village green with its duck pond and has numerous activities for all ages, there is a well regarded primary school, The Old Ship Pub, The Bakery Restaurant, The Village Social Club with sub post office, a village shop and tea rooms, there is also a village hall. Just outside the village you will find St Mary's Church and Park Wood Golf Club.

Westerham, Biggin Hill, Oxted, Warlingham and Croydon all offer a wider choice of shops. Stations to London from Oxted, Woldingham and Upper Warlingham. There is a bus service from the village

to the Croydon Tram link at Addington. M25 access from junction 6 at Godstone.

#### GROUND FLOOR

##### ENTRANCE HALL

With wood effect flooring and stairs to the first floor.

##### BATHROOM

With a period style suite of enclosed spa bath with mixer tap and separate rain shower over and shower screen, w.c.c. and hand basin with drawers under. Ladder style towel rail, double glazed windows, part tiled walls, tiled floor and extractor fan.

##### SITTING ROOM

With radiator, double glazed window to the front, fireplace fitted with log burning stove with oak beam over and side display shelves to one side, wall light points and wood effect flooring. Open plan to dining/family room.

### DINING/FAMILY ROOM

With radiator, cupboard with gas boiler for central heating and hot water. Wood effect flooring, large double glazed ceiling lantern and double glazed bi-fold doors to the terrace and garden. Open plan to the kitchen.

### KITCHEN

Fitted with a range of base and wall units with teak work surfaces. Inset one and a half bowls to work surface, built in appliances including hob, extractor, double oven, fridge/freezer and dish washer. Plumbing for washing machine, part tiled walls, cupboard under the stairs and double glazed windows.

### FIRST FLOOR

#### LANDING

With double glazed window and hatch to the loft space.

#### BEDROOM ONE

A double aspect double glazed room with radiators. Chimney breast with mirror fronted wardrobe cupboards either side. Linen cupboard with hot water cylinder.

#### BEDROOM TWO

With radiator, double glazed window and wardrobe cupboards with mirror fronted doors.

#### BEDROOM THREE

With radiator and double glazed window.

#### OUTSIDE

Off road parking to the front of the house. Note: The curb has not been lowered.

### THE GARDEN

The back garden is on the south side of the house and includes a good size paved terrace and lawn with some shrubs. There is a timber garden shed to the top of the garden.

### ROUTE TO VIEW

From the village, leave the green and the duck pond on your right. Lusted Hall lane will be the first road on the right and is immediately after the green

### COUNCIL TAX

The property is in council tax band "D"

### SERVICES

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



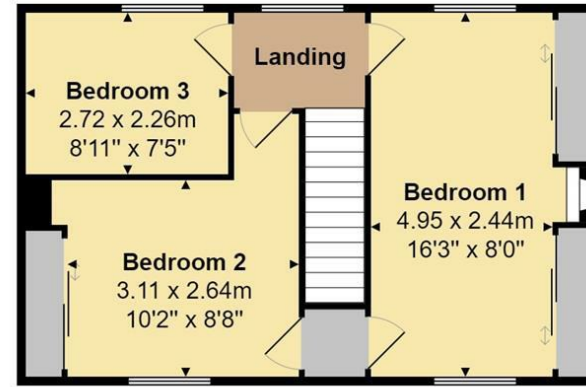


Lusted Hall Lane, Tatsfield, TN16

Total Floor Area: 88.2 m<sup>2</sup> ... 949 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 50.7 m<sup>2</sup> ... 545 ft<sup>2</sup>



**1st Floor**  
Total Floor Area 37.5 m<sup>2</sup> ... 404 ft<sup>2</sup>

Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

**Ibbett Mosely**

**Westerham 01959 563265**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**