



Ibbett Mosely





## Railway Terrace, Westerham, Kent, TN16 1BY

### Offers In The Region Of £375,000 Freehold

\*\*\* FOR SALE WITH NO ONWARD CHAIN \*\*\*

**AN INNER TERRACE VICTORIAN HOME REQUIRING SOME MODERNISATION & IMPROVEMENT  
LOCATED A SHORT WALK OF KING GEORGE'S RECREATION GROUND AND  
ACCESSIBLE TO TOWN CENTRE & CHURCHILL PRIMARY SCHOOL**

- 3 Bedrooms
- Kitchen/Breakfast Room
- Rear Garden
- Ground Floor Shower Room
- Part Gas Central Heating
- No Onward Chain
- Large Reception Room
- Double Glazed
- In Need of Modernisation

Close to the King George's Playing Fields yet accessible to the town centre and the Churchill Primary School. This delightful Victorian inner terrace three bedroom cottage of character, which requires some improvement, is available for sale chain free.

#### LOCATION

Westerham is located on the A25 between the larger towns of Oxted and Sevenoaks, within the town there are a variety of local shops, two small supermarkets, various cafe's, restaurants & bars, a medical centre, library and Churchill Primary School. There are other state and private schools in the surrounding villages and towns. Bus connections from the town to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London. Sporting and recreational facilities on the King George's playing field as well as golf courses in Westerham, Limpsfield and Tatsfield. M25 access from junctions 5 or 6 connecting with other motorway networks, the Dartford Crossing, Bluewater Shopping Centre,

Channel Tunnel, South Coast and London Gatwick and Heathrow Airports.

#### GROUND FLOOR

Double glazed double doors to:

#### ENTRANCE PORCH

Door to:

#### RECEPTION ROOM

Originally two rooms and providing living and dining area's. Radiators, double glazed windows to the front, brick surround to fireplace with tiled hearth and fitted side cupboards and drawers. Stairs to the first floor.

#### KITCHEN/BREAKFAST ROOM

Fitted with base and wall units, single drainer & bowl stainless steel sink unit, plumbing for dishwasher and washing machine, radiator, double glazed window, shelved cupboard and part tiled walls.

#### REAR HALL

With tiled floor, radiator and double glazed door to the garden.



### SHOWER ROOM

With shower cubicle, w.c and hand basin. Radiator, chrome ladder style towel rail, shelved cupboards, part tiled walls, tiled floor and double glazed window.

### FIRST FLOOR

#### LANDING

With radiator, two hatches to the loft space, wardrobe cupboard and linen cupboard with hot water cylinder.

#### BEDROOM ONE

With double glazed window, chimney breast with fitted cupboards either side, cupboards with central dressing shelf with fitted drawer and cupboards under.

#### BEDROOM TWO

With double glazed window.

#### BEDROOM THREE

With double glazed window and cupboard with gas boiler.

### OUTSIDE

#### REAR GARDEN

Mainly paved with side plant and shrub borders. Garden shed. Gated rear access.

#### COUNCIL TAX

The property is in the Sevenoaks District and is in Council Tax Band "C"

#### SERVICES

Mains gas, water, electricity and drainage are connected.

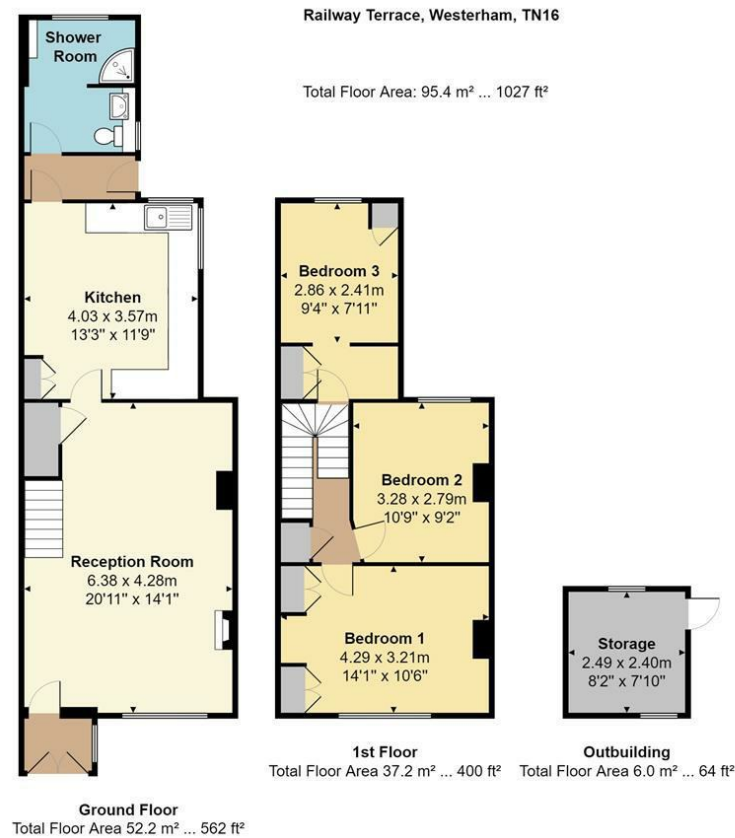
#### DIRECTIONS

From the town centre take the A233 London Road

towards Biggin Hill and Bromley. Take the first right after the zebra crossing into Flyers Way, continue onto Hortons Way passing the Aqualisa buildings on your left. Railway Terrace will then be found on the left.



# EPC Rating- D



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

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