



FOR SALE  
Ibbett Mosely  
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## London Road, Westerham, TN16 1BB

### Offers In The Region Of £650,000 Freehold

For complete modernisation and improvement and with potential subject to necessary consents for extension this nineteen twenties extended four bedroom detached family home is available free of chain. To the back of the house is a large mature garden which extends to about 0.20 of an acre. The property is in an Area of Outstanding Natural Beauty a short walk of Westerham town centre.

- Bedroom One with Cloakroom
- Sitting Room
- Kitchen
- Garage & Parking
- Three Further Bedrooms
- Dining Room
- Cloakroom
- Bathroom
- Conservatory
- Part Central Heating (Not Tested)

#### FREE OF ONWARD CHAIN

In an Area of Outstanding Natural Beauty this attractive detached nineteen twenties four bedroom family home now requires complete modernisation and improvement, since new there has been a loft conversion and the addition of a conservatory. It is considered that subject to necessary consents there is potential for further extension.

The garden, although overgrown is of a good size and extends in total to about 0.20 of an acre. The property has mainly rendered elevations with some brick and tile hanging under a tiled roof with the exception of a dormer window.

#### LOCATION

The house is located a short walk of Westerham town centre which has a great mix of eateries, boutiques and local stores, ensuring a strong local community and thriving town for visitors attracted to its quaint and historic associations.

Oxted (5 miles) and Sevenoaks (7 miles) provide rail services onto London Victoria (39 minutes) and London Bridge (32 minutes), and also have a wider selection of eateries, shopping, entertainment and

leisure facilities.

The national motorway network is easily accessed via the M25 at Sevenoaks (J5) and Godstone (J6).

#### GROUND FLOOR

Front door with outside lighting opening to the entrance hall.

#### ENTRANCE HALL

With radiator.

#### CLOAKROOM

With w.c., hand basin and electric heater.

#### SITTING ROOM

With radiator, secondary glazed window to a bay at the front. Fireplace surround and open to the dining room.

#### DINING ROOM

With radiator, shower compartment, opening to the conservatory and door to the kitchen.

#### CONSERVATORY

With double glazed windows and double doors to the garden. Radiator.

### KITCHEN

Fitted with base and wall units, inset single drainer one and a half bowl sink. Built in hob and oven, plumbing for a washing machine, part tiled walls and door to the side.

### FIRST FLOOR

#### LANDING

#### BEDROOM TWO

With radiator.

#### BEDROOM THREE

With radiator, large eaves storage cupboard and recess under the stairs to the second floor.

#### BEDROOM FOUR

With radiator.

#### BATHROOM

With enclosed bath with a separate shower over, w.c. and hand basin. Part tiled walls.

#### ABOVE

Door from the landing concealing stairs leading g to bedroom one.

#### BEDROOM ONE

With double aspect windows.

#### EN-SUITE CLOAKROOM

With w.c., hand basin, extractor fan and eaves storage.

#### OUTSIDE

#### SINGLE GARAGE

With double doors, door to the back garden and light. There is off road parking for two vehicles to the front of the house.

#### THE GARDEN

There is a side access to the back garden which

includes lawns, flowering trees and shrubs including holly, laurel, acers and conifers as well as a small pond.

The garden is overgrown in places but is of an excellent size and extends in total to about 0.20 of an acre.

#### COUNCIL TAX

The property is in the Sevenoaks District and is in Band "F" for Council Tax payments.

#### SERVICES

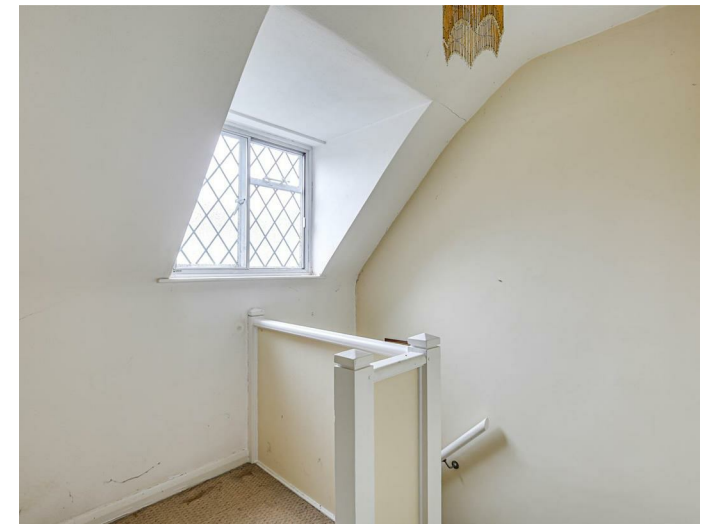
Mains gas, water, electricity and drainage are connected.

#### NOTE

Gas and electrical appliance and wiring have not been tested.

#### DIRECTIONS

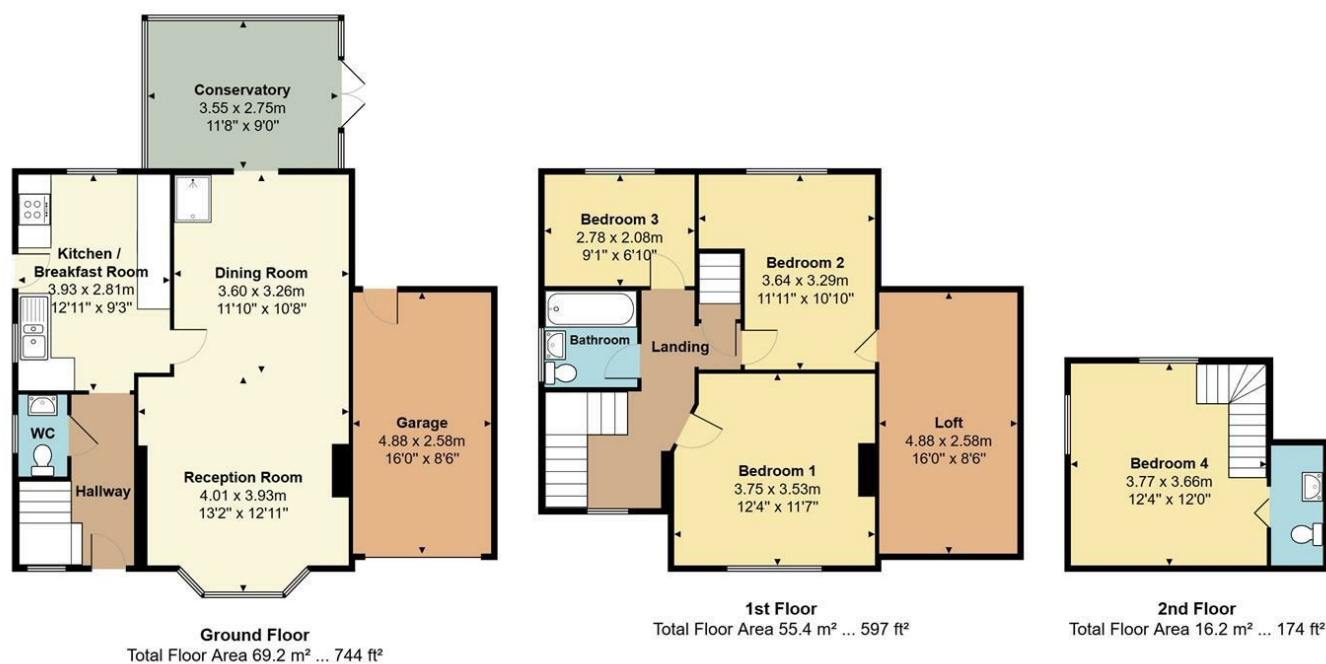
Leave Westerham on the A233 which is the London Road, pass the small car park and Touchline Physio on the left, the property will be just after the Physio and is also on the left.



## EPC Rating- E

London Road, Westerham, TN16

Total Floor Area: 140.7 m<sup>2</sup> ... 1515 ft<sup>2</sup>



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