



Ibbett Mosely

Westbury Terrace, Westerham, TN16 1RP



An extended Victorian semi-detached three bedroom family home situated in a prime location a very short walk of the shops and amenities within the town. Offered for sale free of chain 'the property would now benefit from some updating'

PRICE

The freehold is for sale at an asking price of £695,000.

LOCATION

Westerham Town Centre is within a couple of hundred yards and comprises a number of specialist shops as well as two small supermarkets, there are numerous cafe's, restaurants and bars which cater for most needs. There is a small library, medical centre and Churchill Primary School is also within walking distance.

There are other state and private schools in the nearby villages and towns as well as sporting and recreational facilities on the King George Playing Fields and nearby Westerham Golf Club.

Bus connections from the town to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

- Three Bedrooms
- Bathroom
- Music Room * Sitting Room * Dining Area
- Large Kitchen/Breakfast Room
- Cloakroom
- Gas Central Heating
- Double glazing
- Parking for Three Vehicles
- Large Garden

GROUND FLOOR

A side entrance door opens to the entrance hall.

ENTRANCE HALL

With radiator, quarry tiled floor and stairs to the first floor.

FRONT RECEPTION ROOM

With radiator, double glazed window to the front bay, decorative fireplace surround with adjoining cupboard and shelves.

SITTING ROOM

With two radiators, double glazed window to the side with fitted shutters, corner book shelves, large cupboard under the stairs. Open to the dining area.

DINING AREA

With radiator and open to the kitchen/breakfast room.





CLOAKROOM

With w.c., hand basin, cupboard with gas boiler for heating and hot water, shelved/broom cupboard and double glazed window with fitted shutter.

KITCHEN/BREAKFAST ROOM

The kitchen area is fitted with base and wall units, Butlers style sink, four ring gas range with oven under and stainless steel splash back and extractor hood. Built in microwave and fridge freezer. Breakfast bar, plumbing for a dishwasher.

There are double glazed windows and doors to the terrace and garden, brick flooring, double glazed skylight windows and radiators.

FIRST FLOOR

LANDING

With double glazed skylight window.

BEDROOM ONE

With radiator, double glazed window to the bay and fitted wardrobe cupboards.

BEDROOM TWO

With radiator, double glazed window to the side, cupboard with hot water cylinder, fitted wardrobe cupboards and recess to one side of the chimney breast with fitted shelves.

BEDROOM THREE

With radiator, double glazed window overlooking the garden and two fitted wardrobe cupboards.





BATHROOM

With enclosed bath with separate shower over and shower screen, w.c. and hand basin . Radiator, double glazed window and part tiled walls.

OUTSIDE

PARKING

There is tandem parking to the side of the house for three vehicles.

THE GARDEN

There is a small area of garden to the front of the house and a gated access at the end of the drive which opens to the main garden area where there is a paved terrace, STUDIO with light, power and plumbing for a washing machine. There are lawns, a garden tap, flowering trees and shrubs and a greenhouse. To the back left hand side of the garden a path leads to an additional area of garden,

SERVICES

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

COUNCIL TAX

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

DIRECTIONS

Leave Westerham on the A25 towards Oxted, pass the Croydon Road and Stratton Terrace on your right and then take the next right into New Street, follow the road to the left into Westbury Terrace/Farley Nursery, the house will be on the right

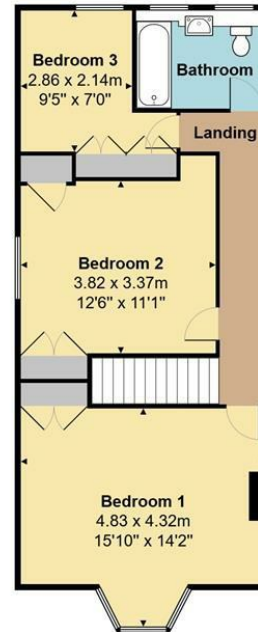




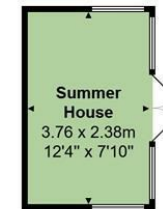
Ground Floor
Total Floor Area 75.0 m² ... 807 ft²

Westbury Terrace, Westerham, TN16

Total Floor Area: 139.1 m² ... 1497 ft²



1st Floor
Total Floor Area 55.1 m² ... 593 ft²



Outbuilding
Total Floor Area 8.9 m² ... 96 ft²

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

Ibbett Mosely

Westerham 01959 563265

EPC Rating- D

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