



Ibbett Mosely

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## Sandy Lane, Westerham, TN16 1EB

### Guide Price £600,000 Freehold

Available for the first time in almost thirty years this much loved four double bedroom semi-detached family home comes highly recommended.

Located in a cul-de-sac the property is close to local amenities including the High Street shops, the Churchill Primary School and the King George Playing fields

- Bedroom One with En-Suite Shower Room and Attic Room
- Three Further Double Bedrooms
- Bathroom
- Cloakroom
- Sitting Room \* Dining Room and Conservatory
- Study/Utility Room
- Gas Central Heating and Cavity Wall Insulation
- Mostly Double Glazed Windows and Doors
- Garage
- Front and Back Gardens

GUIDE PRICE £600,000 - £625,000.

Understood to have been built in the nineteen sixties with a later two story extension this spacious four double bedroom family house has great living accommodation with a separate reception room, dining room and conservatory, as well as a study fitted with utility services, as well as a bathroom the main bedroom has an en-suite shower room and access to an Attic Room (currently used as a dressing area/office). There is a secluded back garden and good size front garden as well as a single garage.

#### LOCATION

Westerham is located in the valley of the River Darent between the larger towns of Oxted and Sevenoaks. Within the town there are a variety of local shops, two supermarkets, a medical centre, library, numerous cafe's, bars and restaurants and the Churchill Primary School which is within walking distance of the property. There are sporting and recreation facilities on the King George Playing Fields.

There are other state and private schools and sporting and recreational facilities in the surrounding villages and

towns.

There are bus connections to Sevenoaks and Oxted both having a wider choice of shops and stations to London. M25 (J5 and J6) are both a short drive.

#### GROUND FLOOR

A double glazed door with double glazed side window opens to the entrance hall.

#### ENTRANCE HALL

With radiator, oak flooring and storage cupboard under the stairs,

#### CLOAKROOM

With w.c. and hand basin.

#### STUDY/UTILITY ROOM

With radiator, double glazed window, fitted work surface with plumbing for a washing machine and tumble dryer under and wall cupboards over.

#### RECEPTION ROOM

With two radiators, double glazed window to the front, wall light points, feature fireplace with decorative timber and iron surround, open grate and tiled hearth. Oak flooring and folding doors to the conservatory.



### CONSERVATORY

With radiator, double glazed windows and double glazed double doors to the garden.

### DINING ROOM

With radiator, double glazed window, oak flooring, storage cupboard and door to the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units with wooden counters including a breakfast bar. Range style cooker with stainless steel splash back and extractor hood over. Ceramic Butlers sink with mixer tap, built in dishwasher and fridge, part tiled walls, under cupboard lighting, double glazed window and double glazed doors to the garden.

### FIRST FLOOR

#### LANDING

With hatch to the loft space.

#### BEDROOM ONE

With two radiators, double aspect double glazed windows, wardrobe cupboards. Open tread stairs to a useful attic room.

#### ATTIC ROOM

With double glazed Velux window, sloping ceilings and eaves cupboards.

#### EN-SUITE SHOWER ROOM

Fitted with a shower cubicle, w.c. and hand basin. Part tiled walls, chrome ladder style towel rail and double glazed window.

#### BEDROOM TWO

With radiator and double glazed window.

#### BEDROOM THREE

With radiator and double glazed window.

#### BEDROOM FOUR

With radiator, double glazed window and linen cupboard with hot water cylinder.

### BATHROOM

With enclosed bath with a separate shower over, w.c. and hand basin. Radiator, part tiled walls and extractor fan.

### OUTSIDE

#### GARAGE

A single garage with up an over door, light, power and side door allowing access from the back garden.

#### THE GARDEN

There is a well designed, secluded south facing and private garden to the back of the house with patio, lawns, pergola with wisteria, a variety of plants and trees including apple, pear, cherry and fig. The front garden also has a lawn and a variety of plants and shrubs.

#### COUNCIL TAX

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

#### SERVICES

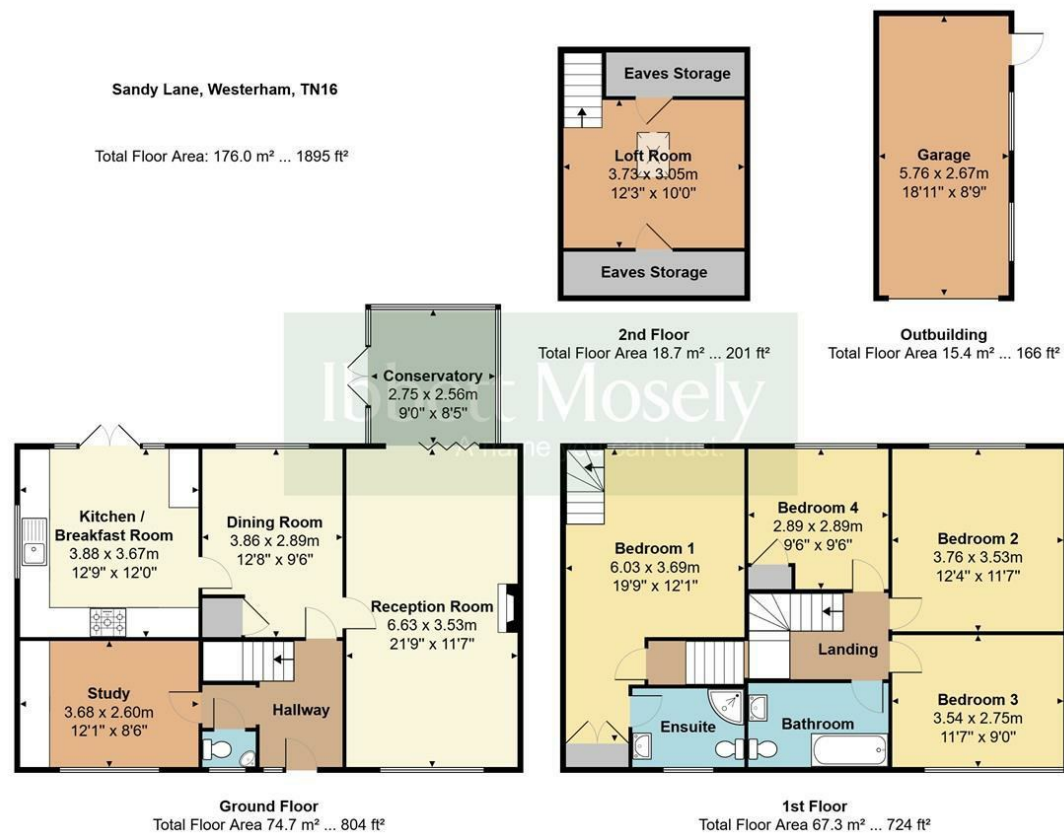
Mains gas, water, electricity and drainage are connected to the property.

#### DIRECTIONS

Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Continue over the Zebra crossing and then take the second right into Madan Road. Sandy Lane will be the first on the left.



## EPC Rating- C



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

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