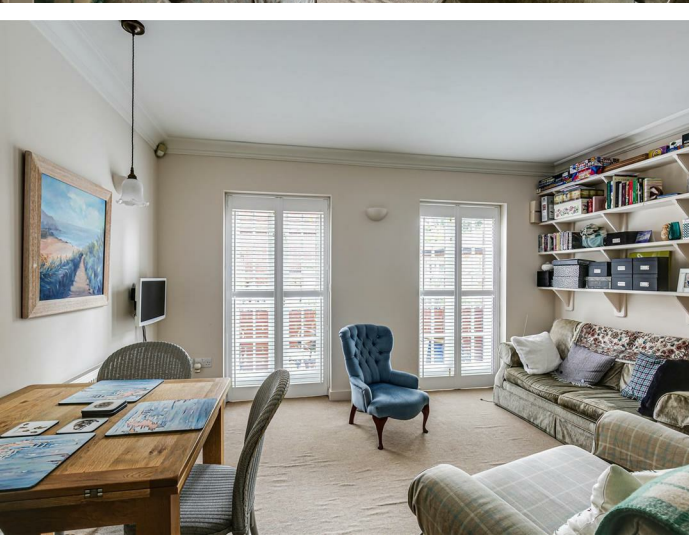
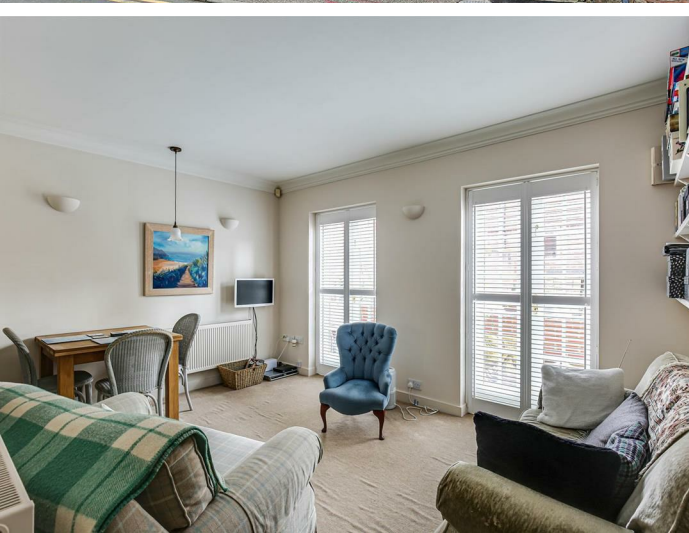




Ibbett Mosely



Watkins Yard, Quebec Square, Westerham, TN16 1BU

Asking Price £425,000 Freehold

A two double bedroom cottage style home situated in the town Conservation area and in an Area of Outstanding Natural Beauty and within a short walk of the facilities of the town and close to open Green Belt countryside

- Two Double Bedrooms
- Bathroom
- Sitting Room
- Paula Rosa Kitchen
- Cloakroom
- Gas Central Heating
- Double Glazed
- Allocated Parking Space
- Small Courtyard Garden

In the town Conservation Area and an Area of Outstanding Natural Beauty this two double bedroom cottage style home offers the convenience of being close to the town facilities as well as being easily accessible to open Green Belt countryside. The property has brick and weather board elevations under a tiled roof.

LOCATION

Westerham is a historic market town close to the Kent/Surrey borders.

Within the town there are a number of specialist shops, two small supermarkets, a library, medical centre and numerous restaurants, cafes, bars and pubs.

Churchill Primary School is within walking distance and there are other state and private schools in the surrounding villages and towns.

The Green is a focal point as it has the statues of Sir Winston Churchill and General James Wolfe standing prominently on it.

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

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

With w.c., hand basin and radiator.

SITTING ROOM

With two radiators, two sets of doors to the courtyard garden. Wall lights. Arch to the kitchen.

KITCHEN

A Paula Rosa fitted kitchen with base and wall units, fitted appliances including a hob, oven, microwave, dish washer, washer/dryer and fridge/freezer. Double glazed window and tiled flooring.

FIRST FLOOR

LANDING

Fitted cupboard housing a Vaillant gas boiler for central heating and hot water and a hot water cylinder.

BEDROOM ONE

With radiators, double glazed windows and range of fitted wardrobe cupboards to one wall.

BEDROOM TWO

With radiator, double aspect double glazed windows and fitted wardrobe cupboard.

BATHROOM

With enclosed bath, separate shower cubicle, w.c. and hand basin. Radiator, part tiled walls, tiled floor.

OUTSIDE

PARKING

There is an allocated parking space in Watkins Yard.

COURTYARD GARDEN

There is a small area of courtyard garden.

SERVICES

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

COUNCIL TAX

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

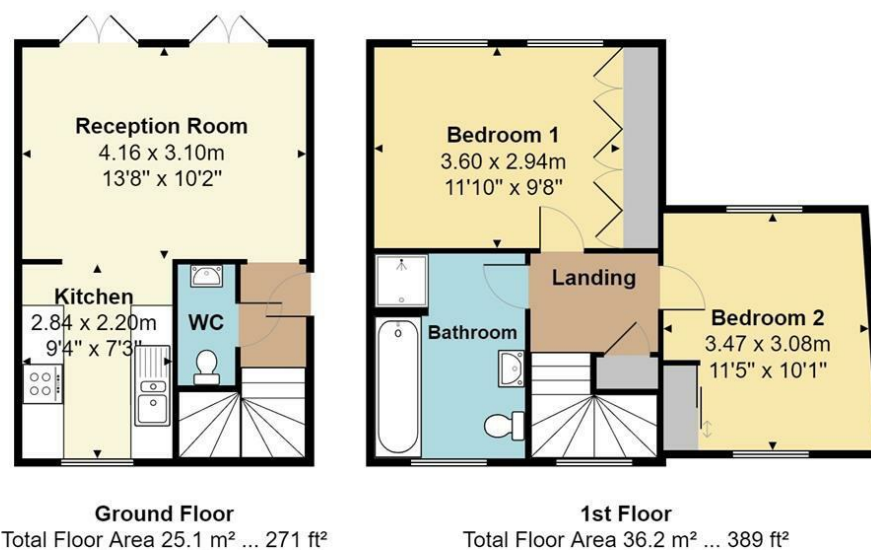
DIRECTIONS

Leave Westerham on the A25 towards Sevenoaks. Pass The Green on the left and proceed down Vicarage Hill, at the bottom of the hill turn right into Hosey hill (B269). The property will be on the right.



Watkins Yard, Westerham, TN16

Total Floor Area: 61.3 m² ... 660 ft²



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

Ibbett Mosely

Westerham 01959 563265

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