



Ibbett Mosely





## Hartley Road, Westerham, TN16 1EE

**Asking Price £490,000 Freehold**

**\*\* Internal inspection recommended \*\***

**A beautifully presented three bedroom end of terrace family home situated in a residential position within reach of the town centre, Churchill Primary School and sporting and recreation facilities**

- Three Bedrooms
- Open Plan Dining Room and Fitted Kitchen
- Gas Central Heating
- Garden
- Bathroom
- Utility Room
- Double Glazing
- Living Room
- Cloakroom
- Parking Space

This beautifully presented and updated end of terrace three bedroom nineteen fifties family home has a good size living room, an excellent fitted kitchen with open plan dining area, a separate utility room and cloakroom. There is off road parking and an easily maintained garden.

### LOCATION

The historic town of Westerham is situated between the larger towns of Oxted and Sevenoaks, within the town there is a good selection of shops, and various cafe's, bars, restaurants and pubs. The Green, on which are the statues of Sir Winston Churchill and General Wolfe hosts a number of fetes and other activities.

The Churchill Primary School is within walking distance and there are other state and private schools in the surrounding villages and towns. There are sporting and recreational facilities on the King George Playing Fields and golf at the Westerham Club.

Bus services go to Oxted and Sevenoaks, both with

a wider choice of shops and stations to London. M25 access from junctions 5 and 6.

### GROUND FLOOR

A double glazed door opens to the entrance hall.

### ENTRANCE HALL

With double glazed window, tiled flooring and stairs to the first floor.

### CLOAKROOM

With w.c., hand basin, tiled flooring and double glazed window.

### LIVING ROOM

With radiator, double glazed window, wood effect flooring, fireplace with wood burning stove and fitted cupboard and shelves to one side. Open arch to the dining area.

### DINING ROOM/FITTED KITCHEN

With radiator, wood effect flooring, bi-fold double glazed doors to the terrace and garden. The kitchen area is fitted with a range of base and wall units with

built in appliances including a hob, double oven, extractor hood, one and a half stainless steel bowls.

### UTILITY ROOM

Plumbing for a washing machine, space for fridge/freezer, double glazed window

### FIRST FLOOR

#### LANDING

With double glazed window, linen cupboard and hatch to the loft space with gas boiler for central heating and hot water.

#### BEDROOM ONE

With radiator, double glazed window and cupboard over the stairs.

#### BEDROOM TWO

With radiator, double glazed window and wardrobe cupboard.

#### BEDROOM THREE

With radiator, double glazed window and cupboard over the stairs.

### BATHROOM

With enclosed bath with mixer tap and separate shower over, w.c. and hand basin with drawers under, part tiled walls, extractor fan, double glazed windows, ladder style towel rail and part tiled walls.

### OUTSIDE

#### PARKING

There is off road parking to the front of the house for two vehicles.

#### THE GARDEN

To the left of the drive is a lawn, side access to the back garden where there is a paved terrace and

lawn, there is also a garden shed.. The back garden is either fenced or has hedges to the boundaries.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### COUNCIL TAX

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

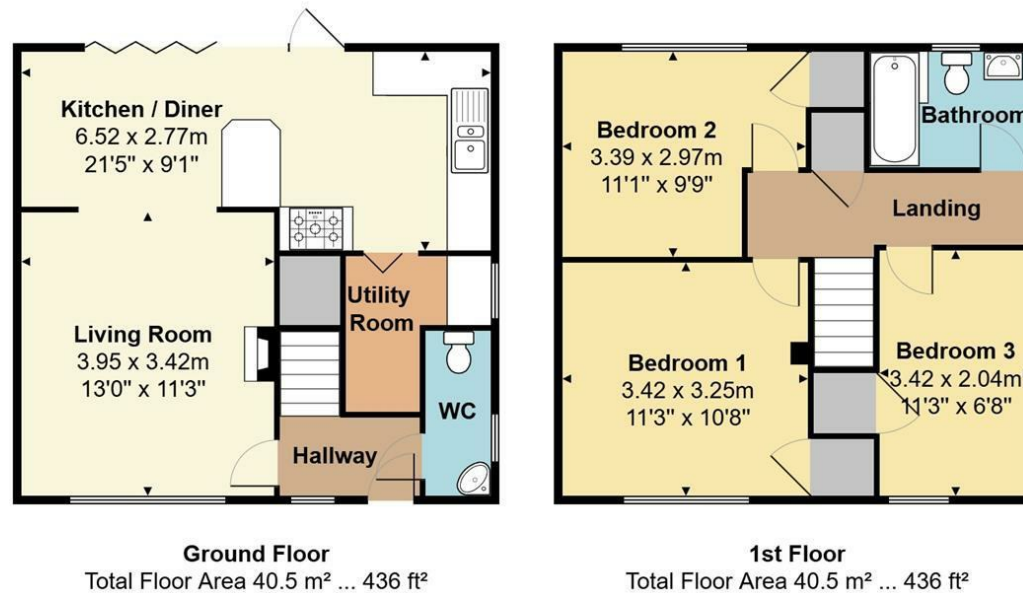
### DIRECTIONS

Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Continue until you see the Wolfe Garage on the left, turn right just before the garage and immediately left (This section is still the London Road). Follow the road to the right into Hartley Road, the property will be at the far end on the left.



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Total Floor Area: 81.0 m<sup>2</sup> ... 872 ft<sup>2</sup>



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