



FOR SALE
Ibbett Mosely
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Farley Nursery, Westerham, TN16 1RR

Asking Price £475,000 Freehold

**** INSPECTION RECOMMENDED ****

Recently updated and improved is this well presented inner terraced two bedroom family home, as a bonus there is a large attic reception/family room as well as a comfortable main reception room and a kitchen/dining room. Located in a small residential cul-de-sac a short stroll of the town centre

- Two Double Bedrooms
- Large Attic Reception/Family Room
- Reception Room
- Kitchen/Dining Room
- First Floor Bathroom
- Gas Central Heating
- Double GLazing
- Ample Parking Space
- Large Garden

NO ONWARD CHAIN - In a central location this well presented inner terraced two double bedroom home has the benefit of a loft conversion currently used as a second reception/family room. The property is within a short walk of Westerham town centre with its many amenities and the Churchill Primary School.

LOCATION

Close to the Kent/Surrey borders Westerham offers an excellent range of boutiques, bars, restaurants and pubs, there are two supermarkets, a medical centre, library and the Churchill Primary School.

There are additional state and private schools in the nearby villages and towns as well as various sporting and recreational facilities.

There are bus connections from the town to Oxted, Sevenoaks and Bromley all with a wider choice of shops and stations to London.

M25 (J 5 or J 6) are both a short drive allowing access to other motorway networks as well as Gatwick and Heathrow Airports.

GROUND FLOOR

A door opens to the entrance porch.

ENTRANCE PORCH

With door to the entrance hall.

ENTRANCE HALL

With radiator, wood effect flooring, stairs to the first floor and door to the reception room.

RECEPTION ROOM

With radiator, double glazed window, wood effect flooring and cupboard under the stairs.

KITCHEN/DINING ROOM

With built in base and wall units, space for a table and chairs, radiator, double glazed window and double glazed door to the garden. Inset single drainer single bowl sink unit, washing machine and dishwasher included. Built in cooker and extractor hood, space for fridge/freezer, part tiled walls, exposed ceiling timbers and cupboard with gas boiler for central heating and hot water.

FIRST FLOOR

LANDING

BEDROOM ONE

With radiator, double glazed windows, shelved cupboard, original fireplace surround as a feature and door concealing stairs to the attic reception/family room

BEDROOM TWO

With radiator, double glazed window and original fireplace surround as a feature.

BATHROOM

With enclosed bath with a mixer tap and hand spray, separate shower cubicle, w.c. and hand basin. Linen cupboard, radiator, double glazed window and part tiled walls.

ABOVE

Door with concealed stairs from bedroom one leading to an attic reception/family room.

ATTIC RECEPTION/FAMILY ROOM

A spacious room with double glazed Velux windows to the front and back, radiator and wardrobe/shelved cupboards.

OUTSIDE

PARKING

There is space to the front of the house to park at least two cars.

THE GARDEN

To the back of the house is mainly lawn with a large Chalet/Workshop with light and power.

NOTES

1. There is a pedestrian right of way in favour of 14 Farley Nursery through the garden of the house.
2. The property has a pedestrian right of access in

favour of the house to the side and back of 16 Farley Nursery.

COUNCIL TAX

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

SERVICES

Mains gas, water, electricity and drainage.

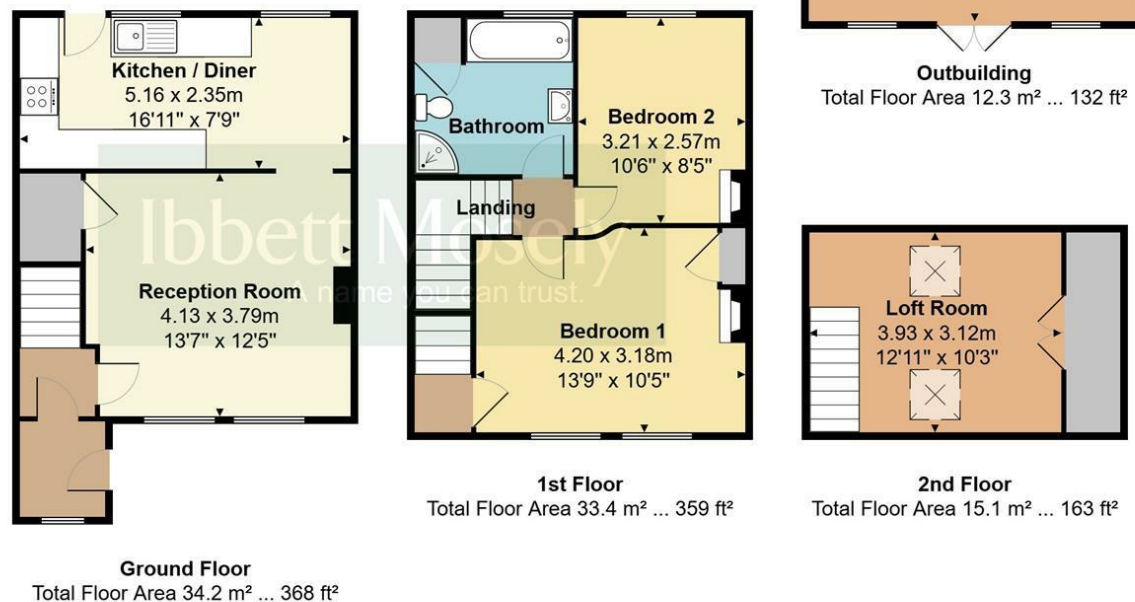
ROUTE TO VIEW

Leave Westerham on the A25 towards Oxted. Pass the Croydon Road and Stratton Terrace on the right and then take the next right into New Street, continue to the end and follow the road into Westbury Terrace/Farley Nursery. The property will be found in the cul-de-sac on the left.



Farley Nursery, Westerham, TN16

Total Floor Area: 95.0 m² ... 1022 ft²



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

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