



Ibbett Mosely



## Madan Road, Westerham, TN16 1DX

### Asking Price £600,000 Freehold

**A spacious and well presented Edwardian Semi-Detached family residence with later alterations and loft conversion. Located in a convenient position for Westerham Town Centre, Churchill Primary School and the King George Playing Fields.**

- Four Bedrooms
- Two Bathrooms (One Ground Floor)
- Large Reception Room
- Kitchen
- Gas Central Heating
- Some Double Glazing
- Double Garage
- Garden/Games Room and Store
- Garden Room

Conveniently located in Madan Road Westerham, this delightful semi-detached Edwardian family house offers spacious three/four (Study/Bedroom Four) bedrooms, this property is ideal for families seeking a comfortable and inviting home.

The property has brick elevations, part colour washed, under a tiled roof.

The house has access to the back to a double garage with attached garden/games room and useful store.

#### GROUND FLOOR

##### ENTRANCE HALL

With a part glazed door to the reception room.

##### RECEPTION ROOM

Originally two rooms and now providing ample space for separate living and dining areas.

With radiators, double glazed windows to a front bay and double doors to the garden. Wall light points, fireplace, door concealing stairs to the first floor and door to the kitchen.

##### KITCHEN

well fitted with a range of base and wall units, cupboard under the stairs. Built in hob, oven and extractor, space for fridge/freezer, integrated dishwasher. sink unit, wall shelves and plate rack. Double glazed window and part tiled walls.

##### REAR HALL

With store cupboard and door to the garden.

##### BATHROOM/UTILITY ROOM

With enclosed bath with mixer tap and shower over, w.c. and hand basin in surface with plumbing for a washing machine under. Wall cupboards, part tiled walls and double glazed window.

##### FIRST FLOOR

##### LANDING

With store cupboard and stairs to the second floor.

##### BEDROOM TWO

With radiator and double glazed window.

### BATHROOM

With roll top bath with ball and claw feet, separate shower cubicle, w.c. and hand basin. Radiator, part panelled walls and double glazed window.

### BEDROOM FOUR/STUDY

With radiator, double glazed window and cupboard with hot water cylinder and gas boiler. Door to bedroom three.

### BEDROOM THREE

With radiator and double glazed window.

### SECOND FLOOR

With radiator, double glazed Velux windows. Vaulted ceiling with recessed lights, wardrobe cupboard and eaves storage cupboards.

### OUTSIDE

#### DOUBLE GARAGE

Approached off Hartley Road with electric doors, inspection pit, light and power.

#### GARDEN/GAMES ROOM

With double glazed windows and door, light, power, door to the garage and door to STORE ROOM with light and power.

#### THE GARDEN

Includes a large paved terrace, lawn and side access.

#### SERVICES

Mains gas, water, electricity and drainage.

#### COUNCIL TAX

Sevenoaks District Council - Band "D"

#### ROUTE TO VIEW

Leave Westerham Town Centre on the A233

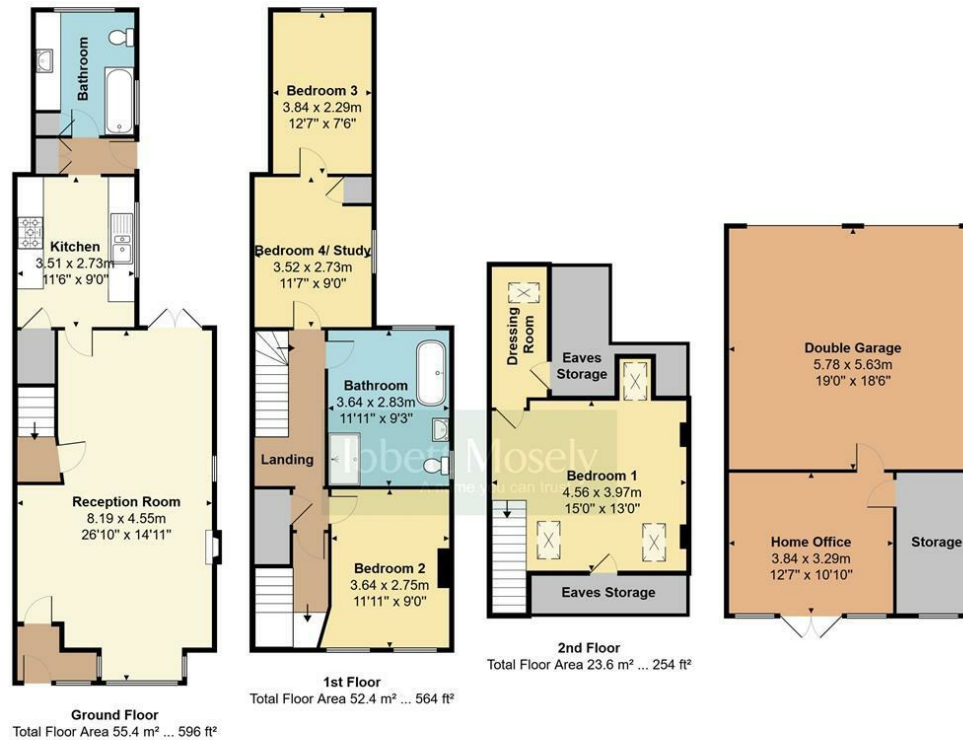
London Road towards Biggin Hill and Bromley. Madan Road will be on the right after about half a mile (Adjoining the vets) and the house will be on the left shortly after passing Sandy Lane.



# EPC Rating- C

Madan Road, Westerham, TN16

Total Floor Area: 183.5 m<sup>2</sup> ... 1975 ft<sup>2</sup> (excluding eaves storage)



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

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