



Ibbett Mosely





## Quebec Avenue, Westerham, TN16 1BH

### Asking Price £400,000 Freehold

**\*\* For sale free of chain \*\***

**A modern inner terraced family home situated in a convenient position close to the town centre, King Georges Playing Fields and the Churchill Primary School.**

- Three Bedrooms
- Bathroom
- Reception Room
- Kitchen
- Recently Re-Decorated
- Gas Central Heating
- Double Glazed
- Garden

**\*\* For sale free of onward chain\*\***

An updated and modernised inner terraced family home located in a convenient position easily accessible to the centre of Westerham, the King George Playing Fields, Churchill Primary School and open countryside.

The property has gas central heating, double glazed windows and doors and a recently installed bathroom suite and kitchen.

#### LOCATION

The Historic town of Westerham is located on the A25 between the larger towns of Oxted and Sevenoaks, within the town there are a number of shops, restaurants, cafe's, pubs and bars, there is also a medical centre, library and Churchill Primary School. Bus connections to Oxted, Sevenoaks and Bromley all with stations to London. M25 access from junctions 5 or 6.

#### GROUND FLOOR

A sliding double glazed door opens to the vestibule.

#### VESTIBULE

With door to the entrance hall.

#### HALL

With radiator, cupboard under the stairs and fitted carpet.

#### RECEPTION ROOM

With two radiators, double glazed window to the front and double glazed patio door to the rear garden. Fitted carpet.

#### KITCHEN

Recently refitted with base and wall units. Inset single drainer single bowl stainless steel sink unit. Fridge/freezer, washing machine, electric cooker and extractor fan. Cupboard with gas boiler for central heating and hot water. Double glazed window and door to the rear garden.

#### FIRST FLOOR

#### LANDING

Recessed cupboard with radiator. Fitted carpet.

### BEDROOM 1

With radiator, double glazed window, range of fitted wardrobe cupboards and fitted carpet.

### BEDROOM 2

With radiator, double glazed window and fitted carpet.

### BEDROOM 3

With radiator, double glazed window and fitted carpet.

### BATHROOM

With enclosed bath with mixer tap and shower attachment, WC and hand basin. Radiator, part tiled walls, double glazed window and laminate flooring.

### OUTSIDE

There are areas of garden to the front and rear of the property.

### COUNCIL TAX

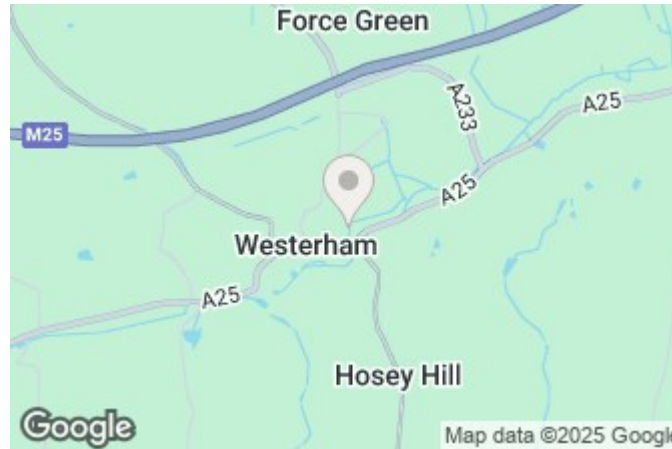
The property is in Council Tax Band "D"

### SERVICES

Mains gas, water, electricity and drainage are connected.

### ROUTE TO VIEW

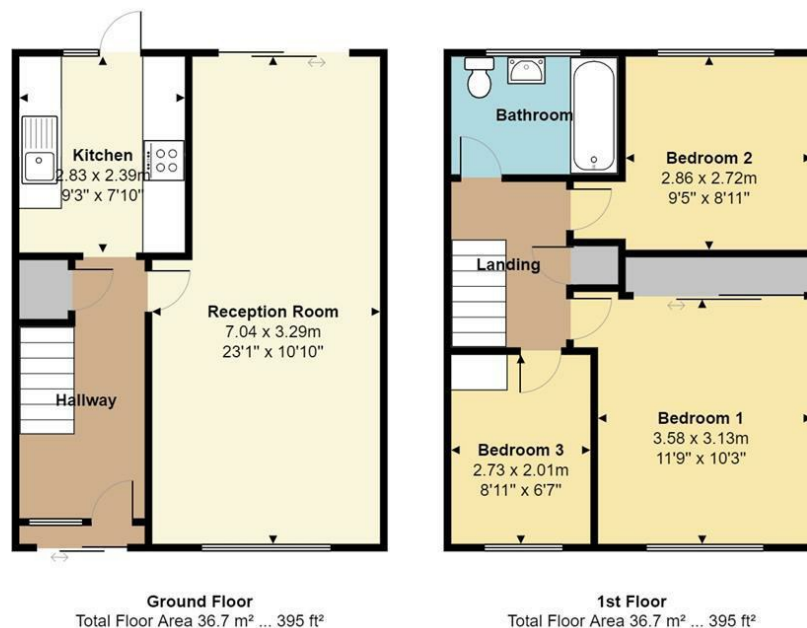
Leave Westerham on the A233, London Road towards Biggin Hill and Bromley. Quebec Avenue will be towards the bottom of the hill on the right.



EPC Rating- D

Quebec Avenue, Westerham, TN16

Total Floor Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

**Ibbett Mosely**

**Westerham 01959 563265**

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property other than as stated herein.

**...a name you can trust**  
*offices in Kent and London*