



Ibbett Mosely



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London Road, Westerham, TN16 1DP

Asking Price £820,000 Freehold

A spacious, and extended semi-detached Victorian family home with potential for an additional extension if more accommodation is required (Subject to necessary consents).

The property is arranged over three floors and has previously been used by two separate members of the family with their own separate area of accommodation, although still connected by stairs from the ground floor (front) to the ground floor (back), services being combined. The property is located on the corner of the London Road and Madan Road and is within a short walk of the town centre, the King George Playing Fields and Churchill Primary School.

- Four Bedrooms
- Kitchen/Breakfast Room
- Double Glazing
- Garden
- Two Bathrooms
- Second Kitchen
- Useful Outbuilding/Home Office
- Two Reception Rooms
- Gas Central Heating
- Ample Off Road Parking

This delightful semi-detached Victorian family house extended some years ago, and still offering further potential to extend if additional accommodation is required (Subject to necessary consent). The property has previously been used by way of a dual family occupation, with the ground floor (Garden side) allowing for separate living although the services are shared with the main house. There is also a useful outbuilding which has been used as temporary accommodation which would be ideal for conversion to a home office.

Overall the house comprises four bedrooms, two bathrooms, two reception rooms a kitchen/breakfast room and a separate second kitchen.

Westerham is a picturesque town, known for its rich history and beautiful surroundings. Residents can enjoy the local amenities, including shops, cafes, and parks, all within easy reach. The property is also well-connected to nearby transport links, making it a convenient base for commuting to London or exploring the stunning Kent countryside.

This Victorian semi-detached house on London Road presents a wonderful opportunity for those looking to invest in a charming home with character and space. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.

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 variety of specialist shops and two supermarkets as well as a wide choice of cafe's, restaurants and bars, there is also a medical practice, library and a well regarded primary school. The Green on which stand the statues of Sir Winston Churchill and General James Wolfe holds many social events for the community. The King Georges Playing Field offers sporting and recreational facilities.

There are other state and private schools in the nearby villages and towns as well as other sporting facilities including Westerham Golf Course.

Bus services from the town to Oxted and Sevenoaks, both have a wider choice of shops and stations to London. M25 from junctions 5 or 6.

GROUND FLOOR - FRONT

ENTRANCE HALL

With radiator and stairs to the first floor and ground floor back

SITTING ROOM

With radiator, double glazed bay window and fireplace with decorative surround.

KITCHEN/DINING ROOM

In the dining room there is a radiator, double glazed window, fitted cupboards and shelves and wood effect flooring.

In the kitchen there are base and wall units, a gas boiler for central

heating and hot water. Built in hob and oven. Single drainer one and a half bowl stainless steel sink unit, a fan assisted radiator, double glazed window, part tiled walls and wood effect flooring.

GARDEN FLOOR - BACK

Entrance door to the second kitchen.

SECOND KITCHEN

Fitted with base and wall units, radiator, electric cooker point, single drainer single bowl stainless steel sink unit. Tiled flooring and door to the hall.

HALL

With linen cupboard, tiled flooring and door with stairs to the ground floor - front.

RECEPTION ROOM

With radiator, double glazed windows, cupboards and door to the garden.

BATHROOM

Fitted with a corner bath with mixer tap and shower attachment., w.c., hand basin with cupboard under. and bidet. Heated towel incorporating a radiator, double glazed window and tiled flooring.

INNER HALL

BEDROOM

With radiator, double glazed window, tiled flooring, wardrobe cupboard and dressing shelf.

STUDY/STORE ROOM

With radiator, double glazed window and tiled flooring.

FIRST FLOOR

LANDING

With double glazed window and hatch with fitted ladder to the loft space.

BEDROOM ONE

With radiator, double glazed windows and fitted wardrobe cupboards with central dressing shelf.

BEDROOM TWO

With radiator, double glazed windows, wardrobe cupboards and shelves in recess.

BEDROOM THREE

With radiator and double glazed window.

BATHROOM

With corner bath, w.c. and hand basin with cupboards under. Radiator, double glazed window and part tiled walls.

OUTSIDE

OUTBUILDING

A useful outbuilding currently used as additional accommodation (Without consent), would make an ideal HOME OFFICE.

PARKING

Decorative double gates from Madan Road open to a good parking area for at least three vehicles.

THE GARDEN

To the front there is a brick boundary wall with entrance gate and path to the front door, there is a lawn and some shrubs. The back garden includes a terraced area, lawn, shrubs and a shed.

SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.
Sevenoaks District Council - Band "F"

DIRECTIONS

Leave Westerham on the A233 London Road towards Biggin Hill, continue down the hill, over the Zebra Crossing when the house will be on the right immediately before Madan Road.



EPC Rating- D

London Road, Westerham, TN16

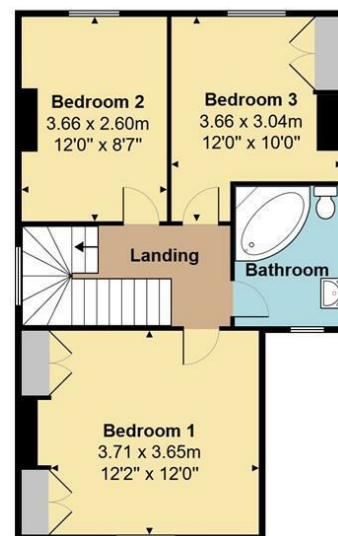
Total Floor Area: 184.0 m² ... 1981 ft²



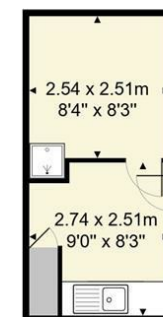
Lower Ground Floor
Total Floor Area 72.0 m² ... 775 ft²



Ground Floor
Total Floor Area 50.9 m² ... 548 ft²



1st Floor
Total Floor Area 47.7 m² ... 514 ft²



Outbuilding
Total Floor Area 13.5 m² ... 145 ft²

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