



Ibbett Mosely





## Squerryes Mede, Westerham, Kent, TN16 1SW

**Offers In Excess Of £300,000 Freehold**  
**A ONE BEDROOM MID-TERRACE STARTER HOME**  
**IN A CUL-DE-SAC LOCATION AND CLOSE TO SHOPS & AMENITIES**  
**OFFERED WITH NO ONWARD CHAIN**

- Bedroom
- Electric Heating
- Open Plan Kitchen/Reception Room
- Shower Room
- Allocated Parking Space
- No Onward Chain
- Double Glazing
- Private Rear Garden
- Cul-De-Sac Location

This mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. With one well-proportioned bedroom, shower room and an open plan kitchen/reception room, the property offers a cosy yet functional space.

The house comes with an allocated parking space, yet is situated just a stone's throw from the town centre. This property is not only a wonderful starter home but also a promising investment opportunity, given its prime location and potential for rental income, so don't miss the chance to view this lovely home in Westerham, which is also offered for sale with the benefit of no onward chain.

### LOCATION

Positioned in the cul-de-sac of Squerryes Mede close to the thriving centre of Westerham, which offers a wide selection of shops, cafes, restaurants, pubs and bars. There is also a medical centre, library and Churchill Primary School. The historic town is perfectly located on the A25 between the larger towns of Oxted and Sevenoaks both providing

a more extensive range of shopping facilities as well as train stations with services to London. Access to the M25 is via Junction 5 (Chevening).

### OPEN PLAN KITCHEN/RECEPTION ROOM

The front door leads into the RECEPTION AREA with electric heater, stairs to first floor with cupboard under, wood effect laminate flooring. Opens into the KITCHEN AREA fitted with a range of base and wall units with built-in oven, hob and extractor over, space for appliances. Door to garden.

### LANDING

Door to shower room and bedroom.

### BEDROOM

Electric heater, cupboard housing water heater, hatch to loft.

### SHOWER ROOM

White suite comprising w.c, hand basin and shower cubicle.

## OUTSIDE

There is a small area of garden directly to the front of the house. The rear garden is enclosed, mainly brick paved with raised border to rear. There is an allocated parking space in the parking area to the front where steps lead up to the house. A bin store is located at the end of the terrace.

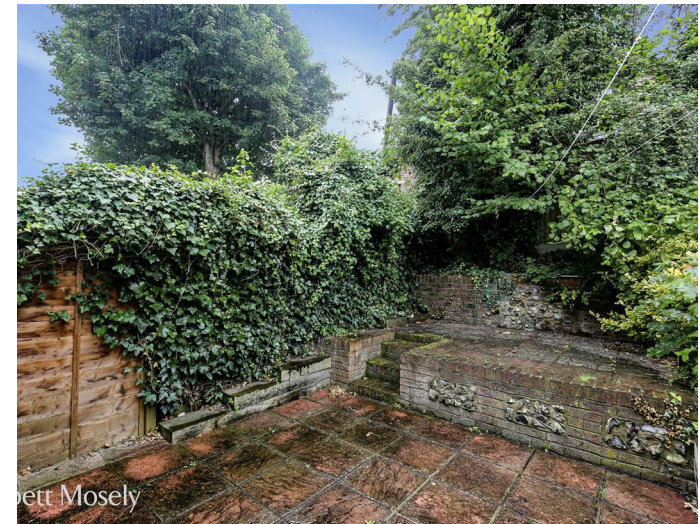
## ROUTE TO VIEW

From our office in Market Square, Westerham proceed along the A25/High Street towards Oxted and take the turning on the right into Squerryes Mede. The house can be found in the top left of the cul-de-sac.

## SERVICES

There is no gas at this property. All other services are mains connected.

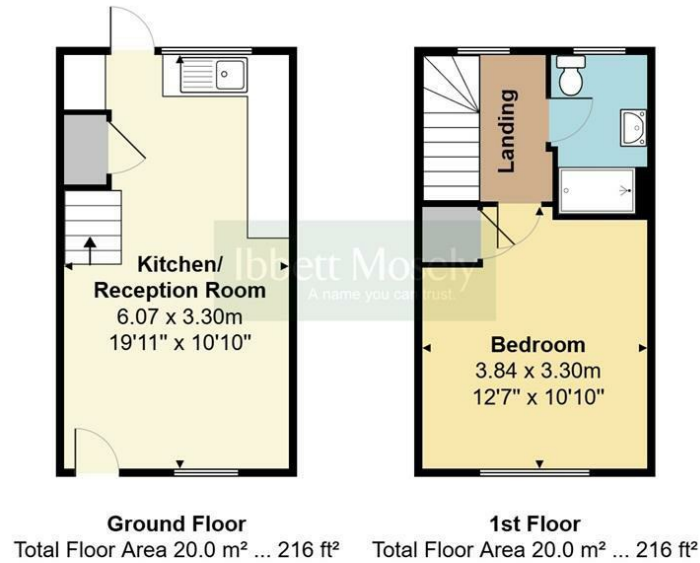
Council Tax Band - C, Sevenoaks District Council.



EPC Rating- D

Squerryes Mede, Westerham, TN16

Total Floor Area: 40.1 m<sup>2</sup> ... 431 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 above.

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