



ERS CLOSE  
ATE ROAD  
PARKING

NO PARKING  
PRIVATE CAR PARK  
NO UNAUTHORISED  
VEHICLES

NO PARKING  
PRIVATE CAR PARK  
NO UNAUTHORISED  
VEHICLES

Ibbett Mosely



## Wellers Close, Westerham, TN16 1SN

### Offers In The Region Of £550,000 Freehold

This beautifully appointed end of terrace town house is one of only five in a private tucked away cul-de-sac a few minutes walk of the town centre.

The bright and stylish accommodation has been refurbished for the present owners including a recently refitted kitchen/breakfast room and new bathroom and shower room.

- Three Double Bedrooms
- Reception Room
- Double Glazing
- Secluded Garden
- Bathroom
- Well Appointed Kitchen/Breakfast Room
- Garage and Drive Parking For Two cars
- Ground Floor Shower/Cloakroom
- Gas Central Heating
- Allocated Parking for Third Car in the Close

This beautifully appointed end of terrace town house is one of only five in a private tucked away cul-de-sac a few minutes walk of the town centre. The bright and stylish accommodation has been refurbished for the present owners including a recently refitted kitchen/breakfast room and new bathroom and shower room.

#### LOCATION

A few minutes walk of the town centre where you will find a variety of shops, including two small supermarkets and a wide choice of restaurants, bars, cafe's and coffee shops, there is also a library, medical centre and the attractive green on which you will find the statues of Sir Winston Churchill and General Wolfe.

Churchill Primary School and a day nursery are within walking distance and there are other state and private schools in the surrounding villages and towns. The King George's Playing Fields offer space for sport and recreation. Golf at the Westerham Club.

Bus connections from the town to Oxted and

Sevenoaks both with a wider choice of shops and stations to London, the bus service also goes to Bromley. M25 access at junctions 5 or 6.

#### GROUND FLOOR

with a double glazed door to the entrance hall.

#### ENTRANCE & INNER HALLS

With radiator, wood effect flooring, utility cupboard with plumbing for a washing machine, store cupboard and double glazed door to the garden

#### BEDROOM THREE

A double aspect double glazed room with radiator and door to the garden.

#### SHOWER/CLOAKROOM

With shower cubicle, w.c. and hand basin. Chrome ladder style towel rail, double glazed window, shaver socket and part tiled walls.

#### FIRST FLOOR

## LANDING

With double glazed window and store cupboard.

## RECEPTION ROOM

With radiator and double glazed window.

## KITCHEN/BREAKFAST ROOM

Recently refitted with a range of base units with granite work surfaces and cupboards over. Built in appliances including a hob, oven, extractor and dishwasher. Twin stainless steel bowls, radiator, part tiled walls and double glazed windows.

## SECOND FLOOR

### LANDING

With double glazed window.

### BEDROOM ONE

With radiator and double glazed window.

### BEDROOM TWO

With radiator and double glazed window.

## BATHROOM

With modern suite of shaped bath, shower cubicle, w.c. and hand basin. Chrome ladder style towel rail, part tiled walls, tiled floor and double glazed window.

## OUTSIDE

### GARAGE

The garage has been converted into a gym/store room with roller shutter door, light and power, there is also a door to the inner hall.

There is space to the front of the house to park two vehicles and there is a third allocated parking space in the close.

### THE GARDEN

The garden offers good seclusion and has been

designed for ease of maintenance, there is a decked area an area astro turf a garden tap, storage shed and a HOT TUB.

## DIRECTIONS

Leave Westerham on the A25 towards Oxted, pass Lodge Lane and wells Place on your left. Wellers Close will be the next on the left.

## COUNCIL TAX

The property is in council tax band "D"

## SERVICES

Mains gas, water, electricity and drainage are connected.



# EPC Rating- D



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. ver 3.0.

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