



**Quebec Avenue, Westerham TN16 1BJ**



## welcome to Quebec Avenue, Westerham

This contemporary family home has undergone significant refurbishment and is now presented to the market in pristine condition, customized to meet the demands of a busy family. Offering over 1,200 sq/ft of living space across three floors, this home is both adaptable and practical. It is nestled in a peaceful location, just a short walk from the High Street, King Georges playing fields, the village hall, bus routes, and local schools. Having been fully rewired and re-plumbed, with brand-new double-glazed windows and doors throughout, the property ensures a warm and secure environment for family life. Enjoying elevated views over both the North Downs and the town, it also benefits from a newly installed driveway with space for multiple vehicles uncommon advantage in Westerham.

**Ground Floor:** The current owners have fully opened up the ground floor, creating an open plan kitchen/reception area to maximize living space and provide a wonderful, comfortable space to enjoy. The sleek and modern kitchen features a central island with quartz worktops and an induction hob. Ample storage space, an AEG oven, room for a dishwasher, and a wine cooler make this kitchen both stylish and functional. The space allows for a sofa and a wall-mounted television, creating a relaxed and sociable area for entertaining family and friends. The understairs cupboard has plumbing already installed, ready to be transformed into a cloakroom if desired, or simply used as additional storage for everyday items, coats, and shoes. Towards the front of the property, there is a separate office with fast internet - ideal for those who work from home. New double-glazed rear doors open onto a paved courtyard garden, with the added bonus of King George's playing fields just a few minutes' walk away - perfect for dog walks and providing a space for children to burn off excess energy.

**First Floor:** On the first floor, a light-filled reception with views of the church provides a perfect private space - possibly for teenagers to enjoy, allowing parents to enjoy their own retreat in the kitchen/reception downstairs. Additionally, this floor features a double bedroom and a spacious bathroom adorned with marble-effect porcelain tiles. The bathroom offers ample space for a washing machine and dryer, enhancing convenience. For added safety, hardwired smoke alarms have been installed on each floor, ensuring a secure living environment.

**Top Floor:** Retreat to the top floor at the end of day to either the principal double bedroom, second double or third single bedroom. A superb modern shower room can also be found on the top floor.



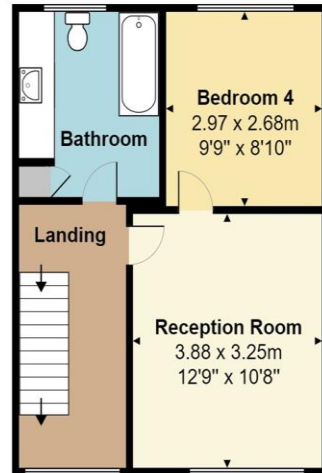
Quebec Avenue, Westerham, TN16

Total Floor Area: 113.1 m<sup>2</sup> ... 1217 ft<sup>2</sup>



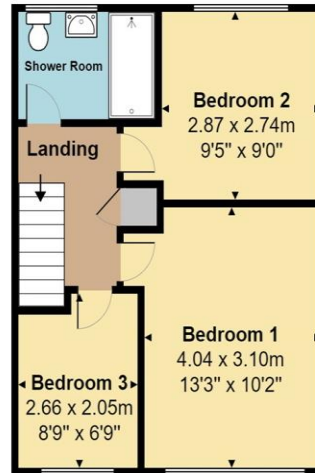
**Ground Floor**

Total Floor Area 40.4 m<sup>2</sup> ... 435 ft<sup>2</sup>



**1st Floor**

Total Floor Area 36.3 m<sup>2</sup> ... 391 ft<sup>2</sup>



**2nd Floor**

Total Floor Area 36.3 m<sup>2</sup> ... 391 ft<sup>2</sup>



**Externally:**

The house benefits from a composite deck and lawn with rear access.

**Services, Outgoings & Info:**

Mains electricity, water, gas and drainage

Council Tax Band D (Sevenoaks) - £2,241.53 (2023/24)

EPC: C

**Location:**

The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafes, pubs and restaurants.

**Agents Note:**

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".

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

## **Quebec Avenue, Westerham**

- FULLY REFURBISHED THROUGHOUT
- FOUR BEDROOMS
- PRIVATE DRIVEWAY FOR MULTIPLE VEHICLES
- OPEN PLAN KITCHEN/RECEPTION
- CLOSE TO SCHOOLS & KENT GRAMMAR CATCHMENT AREA
- EASY ACCESS TO KING GEORGE'S PLAYING FIELDS
- CONVENIENT FOR THE TOWN CENTRE & AMENITIES
- TWO RECEPTIONS & TWO BATHROOMS

Tenure: Freehold EPC Rating: D

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/CRY112685](https://barnardmarcus.co.uk/Property/CRY112685)



Property Ref:  
CRY112685 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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