



This three double bedroom semi-detached family home enjoys an immensely convenient and popular location within genuine walking distance of the highly prized Riverhead and Amherst Schools (0.4 miles). Perfect for commuters, the property is within easy reach of the motorway networks, whilst Sevenoaks station with its fast and frequent links to London Bridge / Charing Cross possible in less than thirty minutes is just 1.4 miles away. In addition to the local amenities in Riverhead, a wider array of all shopping, social and leisure facilities can be found in Sevenoaks town centre, including beautiful Knole Park.

The well planned and proportioned accommodation provides plenty of scope for modernisation / refurbishment and currently comprises an entrance hall with walk in storage cupboard, sitting room with direct access to the rear garden, separate dining room, kitchen, ground floor bathroom and three first floor double bedrooms. Externally the property benefits from a detached single garage with driveway parking for two cars and there is a good size private garden to the rear. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this charming farming family home has to offer.

59 Westerham Road

Sevenoaks, Kent, TN13 2QB Freehold

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Guide Price £530,000

ENTRANCE HALL

Front entrance door with glazed inserts accompanied by double glazed window to front, radiator, laminate wood flooring and dado rail. Door to spacious walk in hall storage closet with opaque double glazed window to front, hanging rail for coats and general storage space. Staircase to first floor landing and multi pane doors to both reception rooms.

SITTING ROOM

Double glazed windows to rear with accompanying double glazed French doors that provide direct access to the rear garden. Radiator, coved ceiling, dado rail, fitted carpet and open fireplace with exposed brick surround and hearth as the focal point for the room.

DINING ROOM

Double glazed window to front, radiator, coved ceiling, fitted carpet, dado rail, continuation of laminate wood flooring from entrance hall, and built in display / storage recess with inset lighting. Multi pane door leading to inner hallway.

INNER HALLWAY

Continuation of laminate wood flooring from dining room, half door to useful understairs storage closet and doors off.

KITCHEN

Double glazed door to rear providing direct garden access, vinyl flooring, localised wall tiling and wall mounted boiler behind unit front. Series of matching wall and base units set with roll top work surfaces and inset stainless steel sink unit. Integrated oven with four ring gas hob and overhead extractor, space and plumbing for further utilities.

GROUND FLOOR BATHROOM

Opaque double glazed window to rear, radiator, localised wall tiling and tiled flooring. White suite comprises bathtub with wall mounted shower unit and screen, concealed flush WC and wash basin set in vanity surround.

FIRST FLOOR LANDING

Double glazed window to rear with delightful garden aspect, double radiator, dado rail, fitted carpet, access hatch to loft, door to airing cupboard housing hot water cylinder and doors to all bedrooms.

BEDROOM ONE

Double bedroom with double glazed window to rear, radiator, fitted carpet and door to built in storage closet.

BEDROOM TWO

Double bedroom with double glazed window to rear, radiator and fitted carpet.

BEDROOM THREE

Double bedroom with double glazed window to front, radiator, fitted carpet and door to built in storage closet.

GARAGE & PARKING

Detached garage with asbestos content and metal up and over door to front. Driveway parking for two cars leading to the garage.

GARDEN

Delightful rear garden is a genuine feature of the home, being mainly laid to lawn and set within a neatly fenced / hedged perimeter and interspersed with flower and shrub borders. There is a paved / stoned patio area which is ideal for sitting out and entertaining, while a side gate leads to the driveway and front of the property.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band D
No Chain



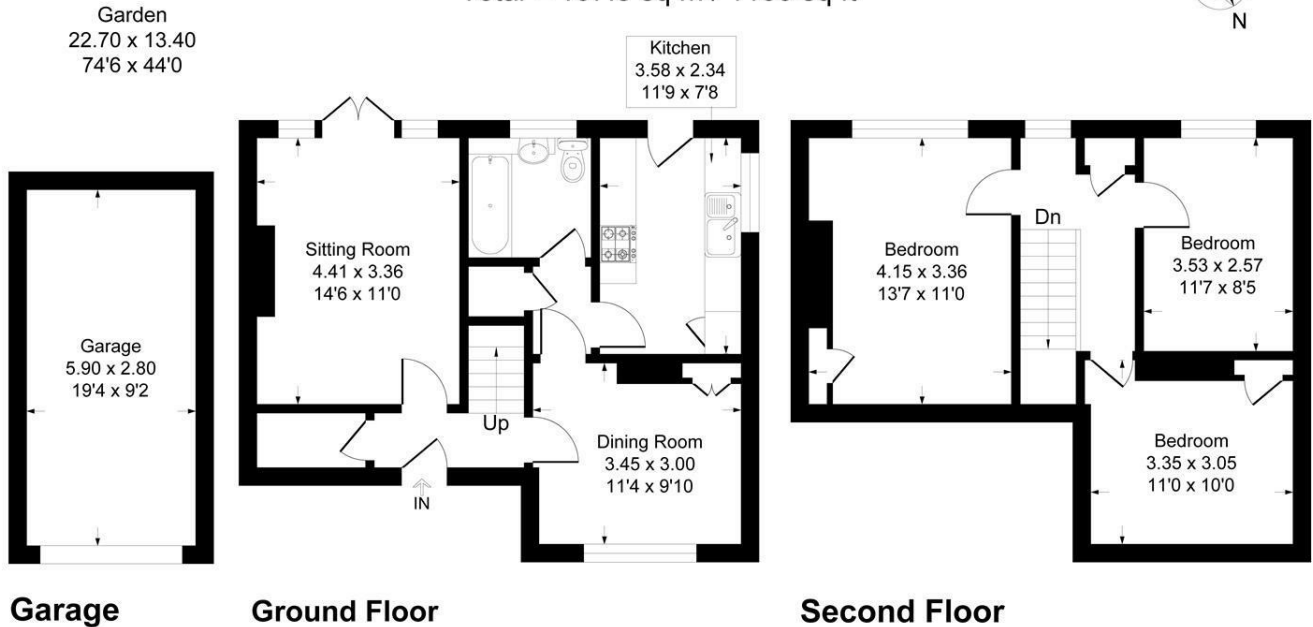


Westerham Road, TN13

Approximate Gross Internal Area 91.2 sq m / 983 sq ft

Garage = 16.5 sq m / 178 sq ft

Total = 107.8 sq m / 1160 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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