



**Connells**

Lusted Hall Lane  
Tatsfield Westerham



## Property Description

OFFERS OVER: £460,000. A deceptively spacious and particularly modern three-bedroom mid terraced home, situated in the popular village of Tatsfield, Westerham. The property has recently been upgraded throughout and is in superb condition throughout. Internally, the property comprises of an entrance hall, leading onto a spacious lounge to the front with a feature electric fireplace. This leads through to a modern fitted kitchen, boasting ample work top and storage space. This is uniquely designed and open plan to a modern conservatory, creating the ideal space to host and entertain. The conservatory itself is triple aspect with access to the rear garden. On the first floor, the property boasts an incredibly large master bedroom with views over the rear garden. There are two further double bedrooms and a modern shower room with a double width shower unit. In addition to this, there is an incredibly large loft room with plenty of eaves storage. The loft room, could make an ideal play room or home office. Externally, the property benefits from a large driveway to the front, with off road parking for multiple cars. Whilst to the rear, there is a beautiful garden laid to lawn with a feature pond and garden shed. Located in this sought after village, there is access to a range of local shops, Ofsted rated primary school and both Oxted & Warlingham.

## Front Garden

Consisting of driveway for up to four cars and path leading to front door.

## Entrance Hall

With stairs leading to the first floor. Coat hanging space, laminate flooring and radiator.

## Lounge

13' x 13' 4" ( 3.96m x 4.06m )

With window to the front. Feature electric fire, TV point, power points, radiator and laminate flooring.

## Kitchen

8' 9" x 9' 6" ( 2.67m x 2.90m )

Range of wall and base units with work tops over incorporating sink with mixer tap. Electric eye-level double oven and electric hob. Space for fridge and freezer, plumbing for washing machine and dishwasher. Power points and tiled floor.

## Conservatory

8' 10" x 9' 5" ( 2.69m x 2.87m )

With windows to the side and rear and door to rear. Power points, tiled floor and radiator.

## Landing

With doors to all rooms. Stairs to loft room. Power points and laminate flooring.

## Bedroom 1

9' 10" x 16' 9" ( 3.00m x 5.11m )

With windows to the rear. Power points, radiator and laminate flooring.

## Bedroom 2

10' 5" x 10' 4" ( 3.17m x 3.15m )

With window to the front. Power points, radiator and laminate flooring.

## Bedroom 3

9' 11" x 8' 3" ( 3.02m x 2.51m )

With windows to the rear. Storage cupboard, power points, radiator and laminate flooring.

## Bathroom

With window to the rear. Suite comprising low level WC, wash hand basin with vanity unit and heated towel rail. Double shower with shower over, tiled walls and tiled floor.

## Second Floor Loft Room

8' 8" x 17' 7" ( 2.64m x 5.36m )

With window to the rear. Cupboard and eaves storage. Power points, radiator and fitted carpet.

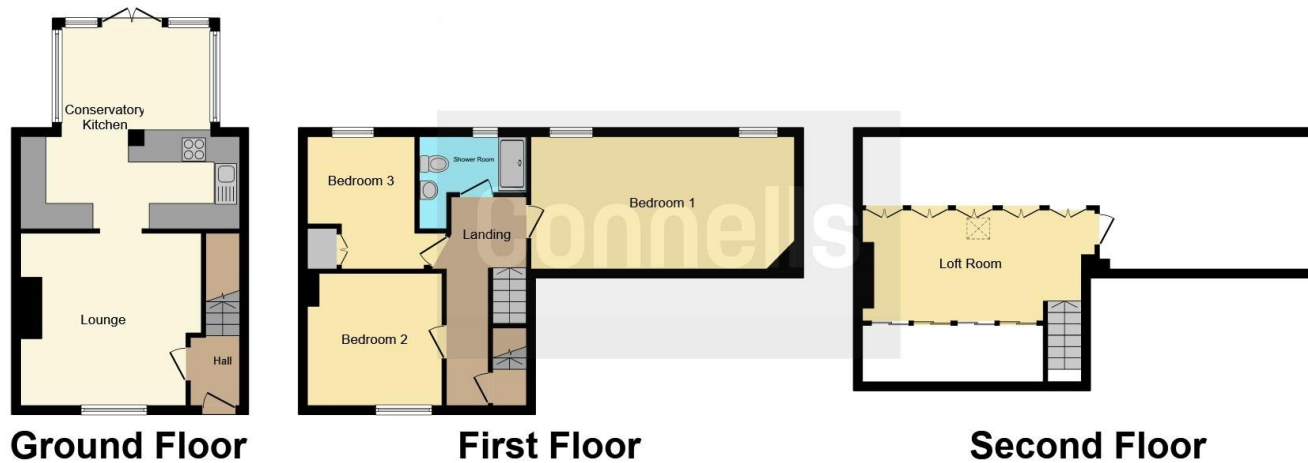
## Rear Garden

Laid to lawn with patio and pond area. Fenced boundaries and garden sheds.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

Tenure: Freehold

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