





MADAN ROAD, WESTERHAM, KENT TN16 1DU

GUIDE PRICE: £500,000 FREEHOLD

- CHAIN FREE
- POPULAR RESIDENTIAL LOCATION
- WALKING DISTANCE TO HIGH STREET & PRIMARY SCHOOL
- DRIVEWAY PARKING FOR 2/3 VEHICLES
- SOUTH FACING GARDEN
- THREE BEDROOMS • OPEN PLAN SITTING/DINING ROOM
- SCOPE TO ENLARGE (SUBJECT TO NECESSARY PERMISSIONS)
- GAS-FIRED CENTRAL HEATING & DOUBLE GLAZING
- KENT GRAMMAR SCHOOL CATCHMENT AREA

Situated on the ever-popular Madan Road, this attractive 1930s semi offers a delightful blend of character and potential. A wealth of charming features - to include fireplaces, picture railing and oak panelled doors - greet you as you step inside, all of which add a touch of elegance to the home.

With a sizeable dual aspect, through sitting-dining room and three well-proportioned bedrooms, the property provides ample space for comfortable living. The spacious bathroom includes a modern shower bath, while the south-facing garden enjoys a good level of privacy and is the perfect spot to relax in the sunshine.

One of the standout features of this property is the generous driveway parking, offering space for up to three vehicles, a rare find in so central a location. Being within walking distance to the High Street also means you'll have easy access to local amenities, making daily errands a breeze.

Offered chain-free, the house presents great potential for the future, with scope to improve to taste and extend (subject to necessary permissions), to cater for growing family requirements.

POINTS OF NOTE:

- Practical entrance hall with space to hang coats and store shoes
- Unified via an elegant, arched opening, the sitting and dining rooms combine to create a spacious and sociable reception space, enhanced by a variety of charming features to include a focal fireplace with inset wrought-iron duck's nest grate and painted wooden surround, built in bookshelves/storage cupboard and exposed wooden floorboards. French doors open invitingly to a brick paved garden terrace and a painted, original 1930s three panel door leads through to:
- Kitchen with a range of limed oak base and wall units with laminate counters over and tiled splashbacks. Inset 1 1/2 bowl ceramic sink with integral drainer and mixer tap, wall-mounted gas fired 'Ideal Atlantic' boiler, inset gas hob, electric fan oven and space for an upright fridge freezer. Space/plumbing for a washing machine and tiled flooring. Door opening out to the garden



- Stairs rise and turn to an upper landing with hatched access to the loft space

- Main bedroom with an aspect to the front, exposed floorboards and an ornamental fireplace with a painted wrought iron insert and wooden surround

- Double sized bedroom two with an outlook over the rear garden and plenty of room to install wardrobes, together with a single sized third bedroom

- Family bathroom encompassing a shaped shower bath, close coupled WC and pedestal basin. Wall tiling to dado height, heated towel warmer and lino flooring

- The rear garden is fenced to both sides, extends to approximately 40 feet and enjoys a favourable, sunny southerly aspect. There is a feature Japanese maple and a horse chestnut tree located to the rear boundary, together with a raised, brick paved terrace and a central level lawn with accompanying flower borders. A gated side passageway leads conveniently through to the:

- Front driveway catering for 2/3 vehicles

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.

SERVICES, INFORMATION & OUTGOINGS:

Mains: electricity, water, gas and drainage

Council Tax Band: D (Sevenoaks)

EPC: D

VIEWING:

Strictly by appointment via James Millard Independent Estate Agents, 1-2 The Grange, High Street, Westerham, Kent TN16 1AH

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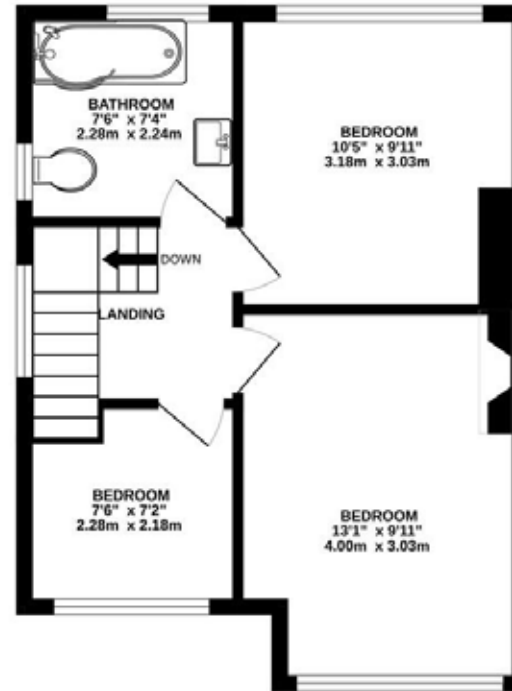
Website: www.jamesmillard.co.uk



GROUND FLOOR



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 775sq.ft. (72.0 sq.m.) approx.

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