





Wellers Close, Westerham, Kent, TN16 1SN

GUIDE PRICE: £585,000 FREEHOLD

- TUCKED-AWAY, CENTRAL TOWN CUL-DE-SAC
- STYLISH 'TURN-KEY' FINISH • VERSATILE ACCOMMODATION
- OPEN-PLAN DINING KITCHEN WITH INTEGRATED APPLIANCES
 - THREE DOUBLE BEDROOMS • TWO SHOWER ROOMS
- ATTRACTIVE LANDSCAPED GARDEN • INTEGRAL GARAGE/UTILITY
 - PARKING FOR TWO CARS & EV SUITABLE
 - HIGH STREET AMENITIES CONVENIENTLY ON HAND

This immaculately presented townhouse is just one of five in this tucked away cul de sac, located just minutes on foot from the historic High Street with its eclectic mix of amenities, independent boutiques and eateries.

The spacious and bright accommodation follows a relaxed and cohesive arrangement over three floors, offering three well-proportioned bedrooms, two shower rooms - both of which have been refitted in a tasteful, contemporary style - and sociable living space, to include a striking dining kitchen with doors to the garden, forming a true hub of the home for day-to-day living.

Externally the charming garden is split between a sheltered paved terrace with plenty of space or al fresco dining and a generously sized lawned area - perfect for children and pets alike - with flower border, several mature silver birches and a pleasant outlook over to the roofs and chimney pots of the High Street.

An integral garage - currently utilised as a utility room and for storage purposes - together with driveway parking for one car and additional allocated parking space within the private close, complete the profile of this most appealing proposition.

POINTS OF NOTE:

- Full double glazing & fitted intruder alarm system
- Spacious enclosed entrance porch with practical slate tiled floor and fitted storage cupboard to one wall, providing hanging and shelving for a multitude of outdoor wear and other daily essentials
- Relaxed and sociable open-plan dining kitchen with direct access to the garden, superbly appointed with a comprehensive array of oak Shaker style cabinetry, seamlessly mixing cupboards, drawers and open-shelving, with counters over and undercupboard LED lighting. Inset stainless steel sink with drainer/mixer tap, integrated full-size dishwasher and space for a range-style dual fuel cooker with fitted Rangemaster extractor canopy over. Tall cupboard to one corner, housing a Baxi gas-fired combi boiler (with central heating and hot water operated via twin Nest controls). Porcelain floor tiling and French doors opening invitingly to a paved garden terrace, ideal for summer dining and general relaxation
- Bright and airy sitting room with a large picture window offering an interesting vista towards the historic buildings of the High Street and beyond. A faux chimney breast with a fireplace recess has been added which could subsequently accommodate a wall-mounted TV should one wish



- Large integral lobby providing access to a compact double bedroom with a pleasant outlook over the garden, tiled flooring and accompanying adjacent shower room, incorporating a curved enclosure, vanity console with basin, storage and WC. Localised wall-tiling, tiled floor and electrically fed, heated chrome towel rail

- Principal bedroom with an elevated outlook to the front and a generous complement of wardrobes comprising double hanging and shelving

- Further double bedroom with a garden vista and fitted wardrobes to one wall, providing a combination of twin and long hanging

- Stylish contemporary shower room encompassing a suite of walk-in shower with Aqualisa quartz system, monsoon head and handheld attachment, floor mounted vanity with inset basin and storage and concealed cistern WC. Full porcelain wall tiling, anti-slip floor tiling, chrome ladder-style heated towel warmer and inset ceiling spots

- Hatched access from the upper landing to a partially boarded loft space with integral light

- Integral garage equipped with central heating and a useful hot/cold water tap. Space/plumbing for a washing machine, together with additional space for a tumble dryer, larder fridge and freezer. Fob operated electric up-and-over roller door to a:

- Resin-bonded driveway to the front accommodating one vehicle, with parking for an additional vehicle within the private cul-de-sac

- Attractive garden incorporating a sandstone paved terrace with a short flight of steps leading up to level lawn with edged flower borders and several mature silver birch trees



SERVICES, INFORMATION & OUTGOINGS:

Mains: electricity, water, gas and drainage

Council Tax Band: D (Sevenoaks)

EPC: C

VIEWING:

Strictly by appointment via:

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

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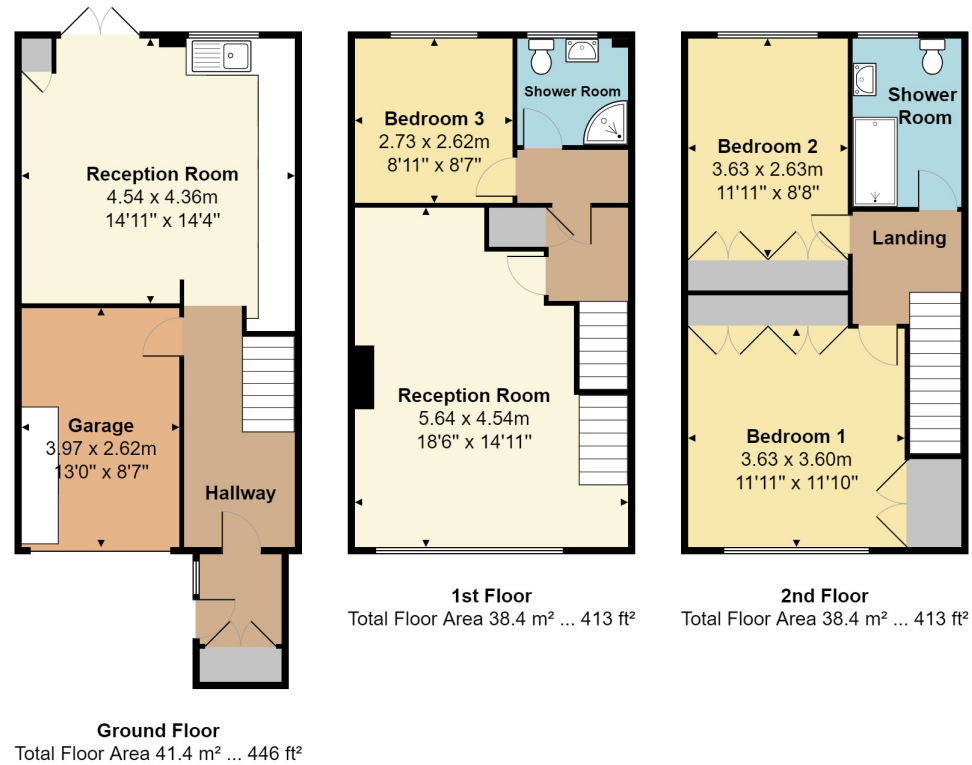
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Total Floor Area: 118.1 m² ... 1272 ft²



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