





FARLEY NURSERY, WESTERHAM, KENT, TN16 1RR

GUIDE PRICE: £445,000 FREEHOLD

- CHAIN FREE
- QUIET RESIDENTIAL AREA
- SHORT WALK TO HIGH STREET AMENITIES
- DRIVEWAY PARKING FOR NUMEROUS VEHICLES
- LOW MAINTENANCE GARDEN WITH SOUTHERLY ASPECT
- THREE BEDROOMS • FIRST FLOOR BATHROOM
- OPEN PLAN RECEPTION SPACE & CONSERVATORY
- SCOPE TO UPDATE & REFURBISH TO TASTE
- GAS-FIRED CENTRAL HEATING & DOUBLE GLAZING
- CLOSE TO SCHOOLS & KENT GRAMMAR CATCHMENT AREA

Located in a sought-after residential setting within a few minutes' stroll of the High Street, this attractive semi offers an abundance of driveway parking, together with a low maintenance south facing garden.

The accommodation is well-proportioned, encompassing three bedrooms, first floor bathroom, open-plan reception space and kitchen/breakfast room. A conservatory has also been added to the rear in view of the favourable orientation.

Neatly presented throughout, there is however great scope for an imaginative purchaser to refurbish and update to taste or perhaps enlarge further, subject to securing the necessary permissions.

POINTS OF NOTE:

- Sizeable, double glazed entrance porch with practical storage space for shoes, boots and coats
- Spacious sitting room with laminate wood flooring and focal fireplace (currently housing an electric 'log burner' style fire), with exposed brick chimney breast. French doors opening through to:
- Conservatory with garden access
- Light and bright, triple aspect dining kitchen appointed with a mix of oak fronted base and wall cupboards with counters over and tiled splashbacks. Space for a tall fridge/freezer, freestanding cooker with fitted extractor hood over, space/plumbing for a washing machine and space for a slimline dishwasher. Room for a dining table and chairs
- Useful ground floor cloakroom with WC and basin



- Main bedroom with an outlook to the front and fitted wardrobes
- Sizeable dual aspect bedroom with space for wardrobes and ancillary storage furniture
- Third bedroom with a vista over the rear garden
- Family shower room encompassing an enclosure, WC and floor mounted vanity cabinet with inset basin and integral storage
- The fully fenced rear garden is a secluded sun-trap with its advantageous south-easterly aspect and has been paved for easy maintenance with surrounding edged borders well stocked with a mix of shrubs, perennials and an apple tree. A large timber summer house is thoughtfully equipped with power and hence usable beyond general relaxation, for a range of hobbies, pursuits or perhaps home-working. Gated side access leads through to:
- Extensive driveway parking to the front catering for numerous vehicles with ease

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:

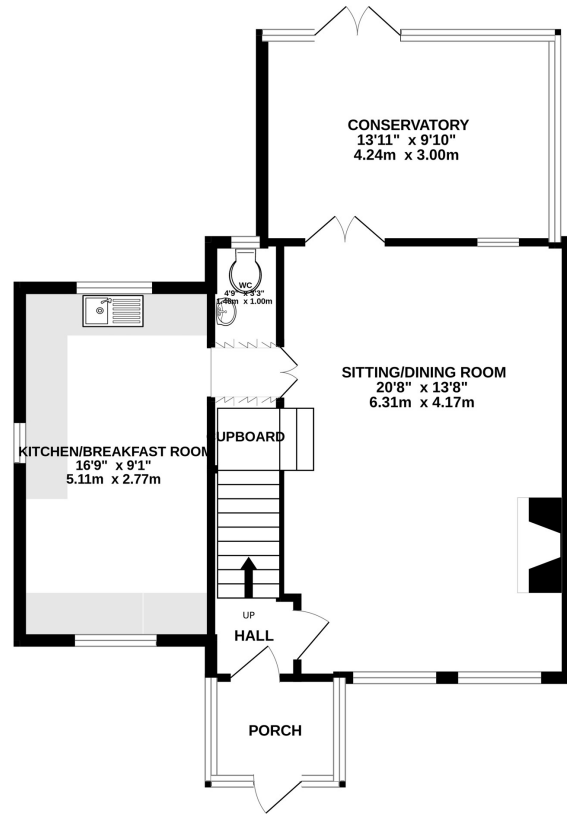
Mains: electricity, water, gas and drainage
 Council Tax Band: C (Sevenoaks)
 EPC: D

VIEWING:

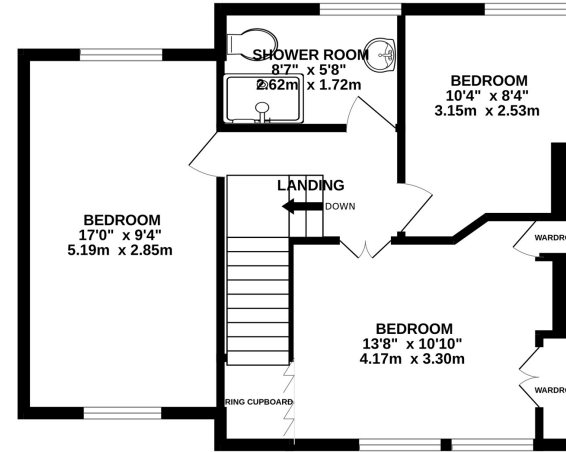
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GROUND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.



3 FARLEY NURSERY WESTERHAM TN16 1RR

TOTAL FLOOR AREA : 1165 sq.ft. (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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