





Black Eagle Close, Westerham, Kent, TN16 1TF

GUIDE PRICE: £415,000 FREEHOLD

- CHAIN FREE • QUIET CUL-DE-SAC SETTING
 - TWO BEDROOMS • BATHROOM
- SHORT WALK TO HIGH STREET & AMENITIES
- CONSERVATORY • OPEN PLAN LIVING SPACE
 - ALLOCATED PARKING SPACE
- LANDSCAPED, LOW MAINTENANCE GARDEN
- GAS-FIRED CENTRAL HEATING & DOUBLE GLAZING
- SUPERB FIRST PURCHASE, DOWNSIZE OR INVESTMENT BUY

Smartly appointed and well-proportioned modern home occupying an enviable location in a peaceful cul-de-sac, just a few minutes' walk from local shops and amenities.

Constructed in the early 1990's by Crest Homes and modernised in recent years by the current owner, this is an excellent prospect for any first time buyer, downsizer or investor.

The property offers a 30ft attractively landscaped garden with access to an allocated parking space. There is also a useful storage shed, handy for bicycles and garden equipment.

POINTS OF NOTE:

- Covered front porch with access to a useful storage cupboard and door opening into the entrance hall with handy space to hang coats
- Kitchen with Benchmark cream gloss base and wall units with wood effect work surfaces over, tiled floor, stainless steel sink with contemporary mixer tap and drainer. Integrated appliances include a washing machine, slimline dishwasher, induction hob with extractor over, as well as a fridge freezer. Cupboard housing a Worcester Bosch gas-fired boiler. Wall mounted heated towel rail
- Light and airy open plan lounge/dining room with laminate flooring, good size understairs' storage cupboard and UPVC double-glazed French doors leading to the sunny and versatile conservatory, previously used as a dining space
- Main bedroom offering pretty views over the rear garden

- Second bedroom with useful built in wardrobes with both hanging and shelf storage as well as a separate airing cupboard with hot water tank and shelves

- Contemporary bathroom with white suite consisting of a tiled-side bath with chrome mixer tap, Triton electric shower over and glass screen. Concealed cistern WC with modern freestanding ceramic sink above. Attractive tiled walls, extractor fan and heated towel rail

- Upper landing with loft hatch and drop down ladder to a part-boarded loft with light

- Pretty, south-facing secluded rear garden with paved patio and area of lawn. Useful storage shed for bicycles and garden equipment. Convenient rear gated providing access to the allocated parking space

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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TOTAL APPROX. FLOOR AREA 592 SQ.FT. (55.0 SQ.M.)

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