





# Austin Court, Westerham, Kent, TN16 1HE

GUIDE PRICE: £499,950 FREEHOLD

- NO ONWARD CHAIN
- EXCLUSIVE GATED SETTING
- SHORT WALK TO HIGH STREET AMENITIES
  - INTEGRAL GARAGE & DRIVEWAY
- LOW MAINTENANCE PRIVATE COURTYARD GARDEN
- MODERN CONSTRUCTION WITH DOUBLE GLAZING
- TWO BEDROOM SUITES WITH INTEGRAL WARDROBES
  - ADDITIONAL FLEXIBLE BEDROOM-STUDY
- SPACIOUS DINING KITCHEN WITH GARDEN ACCESS
  - LARGE BOARDED LOFT SPACE

Built by local developers Berkeley Homes in 2000, this attractive town house is situated within an exclusive gated setting of just six dwellings, conveniently located within a few minutes' walk of the High Street with its superb mix of day-to-day amenities, independent stores and restaurants.

Internally the property offers spacious accommodation with plentiful integral storage, arranged over three floors, to include two bedroom suites and a versatile third bedroom/study which has use of a shower room.

The property incorporates a well-proportioned dining kitchen with generous prep space, integrated appliances and direct access to the private courtyard style garden. A sitting room with French doors to a balcony terrace serves as an ideal accompaniment.

A boarded loft with excellent head height offers further, easily accessible storage space or potential for conversion (STPP).

To the front, the property benefits from private driveway parking, a newly installed electric car (EV) charging point and access via an electrically operated roller door to a garage with integral mezzanine storage level.

## POINTS OF NOTE:

- Entrance lobby with a handy 'return' area, ideal for hanging coats. Staircase turning and rising to the first floor
- Bedroom three/study with door to a deep understairs' cupboard
- Spacious dining kitchen comprising a range of Shaker style base/wall cupboards in a pale wood finish with laminate counters over, undercabinet lighting and tiled splashbacks. Four ring gas hob, integrated Bosch eye-level double electric oven (fan oven & oven/grill), integrated tall fridge/freezer and space/plumbing for both a washing machine and dishwasher. 1.5 bowl stainless steel sink with drainer and mixer tap and wall cupboard concealing a Potterton gas-fired boiler. Ample space for a family-sized table and chairs, inset ceiling spots and tiled floor. French doors leading out to the paved, fully-fenced, courtyard style garden



- First floor shower room with wall tiling to dado height, pedestal basin, close coupled WC and shower enclosure with an Aqualisa system. Extractor fan and shaver point
- Principal bedroom with integrated wardrobes to one wall offering hanging/shelving and door to an en suite bathroom incorporating a panelled bath with Aqualisa shower over, WC, pedestal basin, laminate flooring and localised tiling
- Additional bedroom suite with double doors to a wardrobe cupboard and additional tall, slim cupboard. En suite shower room with corner enclosure, pedestal basin and WC. Localised wall tiling, inset ceiling points, extractor fan and shaver point
- Landing with access to an airing cupboard housing the hot water tank and hatch with fold-down ladder to a large boarded loft space with light, excellent head height and potential for conversion (STPP)
- Single sized garage with fob operated electric roller door, internal power sockets, useful water tap and (removable) mezzanine storage level. Installed EV Charger Point (Wall Box Pulsar Max)

#### LOCATION:

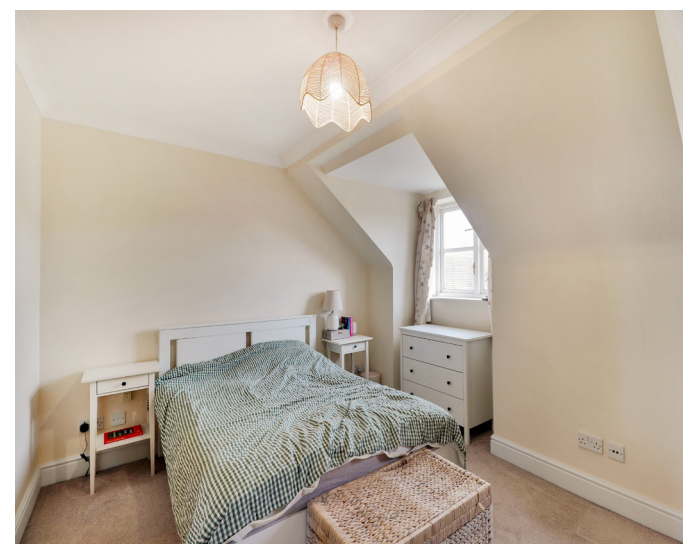
The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and 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:

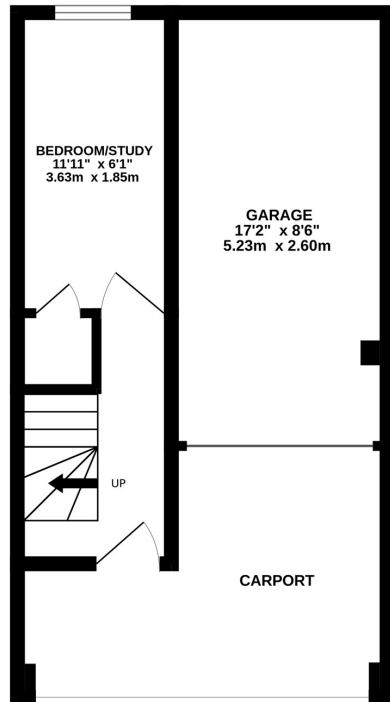
Mains: electricity, water, gas and drainage  
 Sevenoaks District Council - Tel No. 01732 227000  
 Council Tax Band E  
 EPC: C

#### VIEWING:

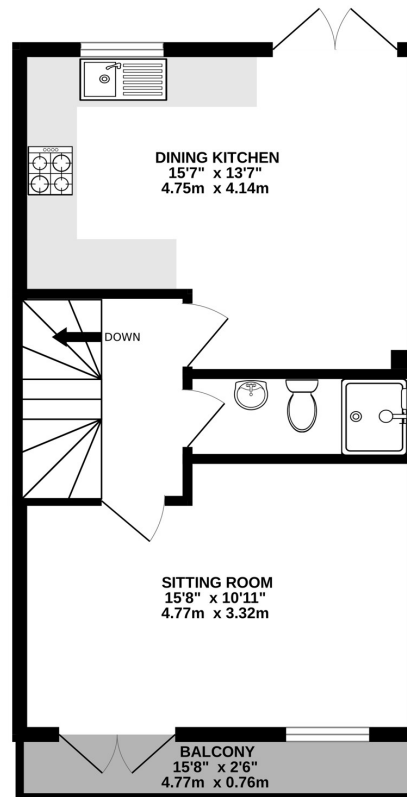
Strictly by appointment via James Millard Estate Agents  
 1 & 2 The Grange, High Street, Westerham, Kent TN16 1AH  
 Tel: (01959) 565756 - westerham@jamesmillard.co.uk  
 www.jamesmillard.co.uk



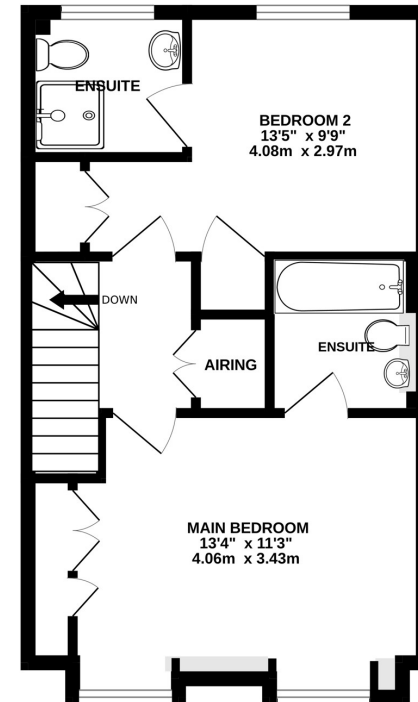
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1206sq.ft. (112.0 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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