





Croft Road, Westerham, Kent, TN16 1RY

GUIDE PRICE: £775,000 FREEHOLD

- IMPRESSIVE SEMI-DETACHED FOUR BEDROOM HOME
- REMAINDER OF 10 YEAR NEW BUILD (BLP) WARRANTY
- HIGHLY VERSATILE CONTEMPORARY STYLED ACCOMMODATION
 - SHORT WALK TO HIGH STREET AMENITIES
 - CLOSE TO SCHOOLS & KENT GRAMMAR CATCHMENT AREA
 - 'TURN-KEY' FINISH
 - HIGH SPEC KITCHEN WITH INTEGRATED BOSCH APPLIANCES
- SEPARATE UTILITY ROOM • FAR-REACHING VIEWS TO THE NORTH DOWNS
 - DRIVEWAY & CAR PORT PRIVATE PARKING WITH EV CHARGER
- ATTRACTIVELY LANDSCAPED GARDEN • OXTED STATION - 3.8 MILES
- A21 (FOR M25 JUNCTION 5) - 4 MILES, GATWICK AIRPORT - 18 MILES

Stylish four bedroom semi occupying a quiet yet central residential location within the town, with an eclectic mix of everyday amenities, independent boutiques and diverse eateries, conveniently accessible from the doorstep.

Forming part of a select development of just nine properties built in 2020 by Fernham Homes and benefitting from the remainder of a 10 year new build warranty, this contemporary home is immaculately presented throughout, providing spacious, versatile and family-friendly accommodation arranged over three floors.

Externally, the property is equally impressive, with delightfully landscaped garden space geared for relaxing and entertaining.

Side-by-side driveway parking - with one space equipped with an EV point and enclosed within a car barn - completes the profile of this most enticing proposition.

POINTS OF NOTE:

- Energy efficient boiler with dual zone controlled radiators
- TV points to the living room, dining kitchen, study and all bedrooms
- BT socket to the hallway
- USB charging points to the dining kitchen, study and principal bedroom
- White sanitaryware to all bathrooms/en suites, to include vanity consoles with drawer storage, chrome heated towel rail
- Private EV car charger (to the car barn space)

OVERVIEW:

- Ground Floor -

Front door opening into a practical entrance hall with a bedroom (11'4" X 10'3") to the left (currently used as a snug) benefitting from a Jack & Jill style shower room. Deep cupboard housing the mains pressure sealed hot water system and door opening to a generously-sized, bright and airy, dual aspect sitting/living room (16'4" X 15'3") with a focal electric fireplace, Juliet balcony and picturesque outlook over the rear garden.



- Lower Ground Floor -

Relaxed and sociable open plan kitchen/dining room (16'4" X 19'2") with folding doors opening to a stone-paved garden terrace, stylishly equipped with a comprehensive range of handleless, soft-close, base and wall cabinetry by Rok kitchens, incorporating a sleek undermounted sink, LED feature lighting and peninsular breakfast island. Integrated double oven, induction hob, fridge/freezer and dishwasher. Spacious dining area capable of accommodating a large table and chairs. Door to a useful understairs' cupboard ideal for a vacuum and ironing board, also housing a wall-mounted gas-fired Ideal boiler. Separate utility room with space/plumbing for a washing machine and tumble dryer. Base & wall units to match those in the kitchen and further sink. Door leading through to a practical cloakroom with WC/basin.

- First Floor -

A principal bedroom (12'8" x 10'10") is served by an en suite shower room and built-in wardrobes, together with two further bedrooms (Bedroom 3 - 8' x 11'7" & Bedroom 4 - presently utilised as a study - 8' x 9'7"), both with built-in storage. A well-appointed family bathroom completes the accommodation.

- Externally -

The property is approached over a shared, block paved driveway leading to two private parking spaces, one of which is located within a car barn. The fully fenced rear garden enjoys a high degree of privacy and has been attractively landscaped by the owners to combine abundantly stocked herbaceous and shrub borders, a paved terrace - perfect for al fresco dining and entertaining - external power sockets/tap and a secluded 'sun-trap' patio to the side invitingly set behind a vine-clad trellis. A duo of sheds accommodates garden paraphernalia with ease and there is further storage set beneath a wooden staircase which ascends to a pedestrian gate to the parking at entry level.

SERVICES, INFORMATION & OUTGOINGS:

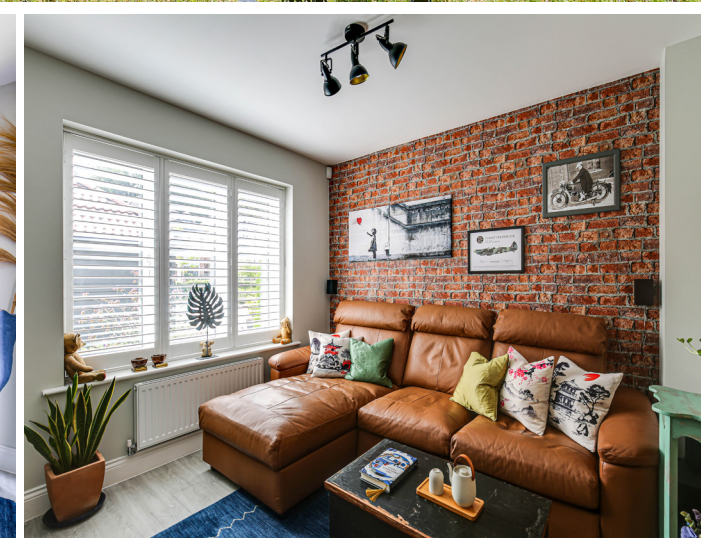
Mains: electricity, water, gas and drainage

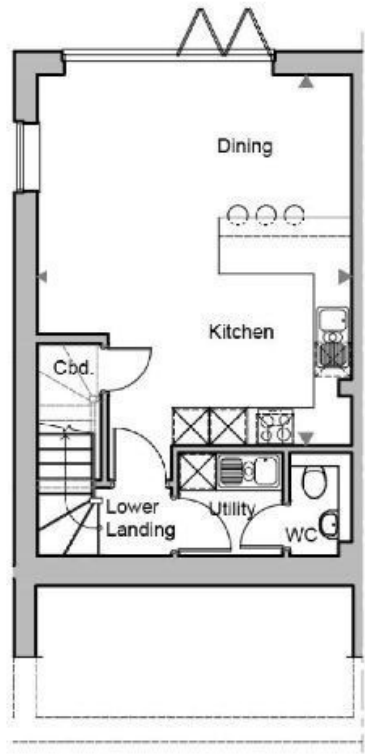
Council Tax Band: F (Sevenoaks)

EPC: B

VIEWING:

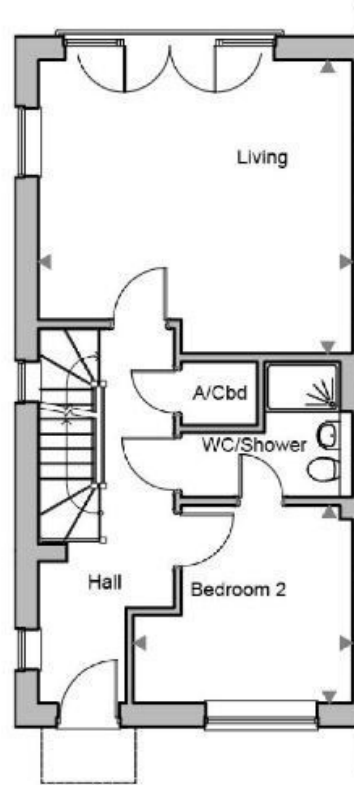
Strictly by appointment via James Millard Estate Agents
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www.jamesmillard.co.uk





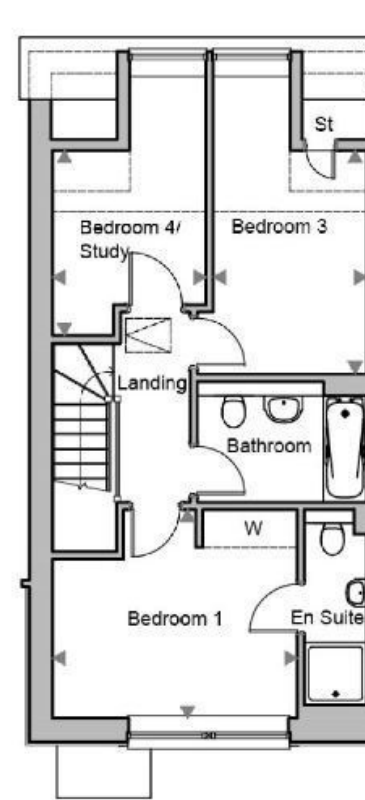
Kitchen/Dining: 16'4" x 19'2"

Lower Ground Floor



Living Room: 16'4" x 15'3"
Bedroom 2: 11'4" x 10'3"

Ground Floor



Bedroom 1: 12'8" x 10'10"
Bedroom 3: 8' x 11'7"
Bedroom 4/Study: 8' x 9'7"

First Floor

Please note that the above plan is handed ie. the accommodation at the property is arranged in reverse