





New Street, Westerham, Kent, TN16 1RW

GUIDE PRICE: £399,950 FREEHOLD

- CHAIN FREE • VICTORIAN HOME WITH PERIOD FEATURES
- QUIET SIDE STREET • CENTRAL WESTERHAM LOCATION
 - ONLY A FEW MINUTES' WALK TO THE HIGH STREET
 - OPEN PLAN LIVING SPACE • TWO BEDROOMS
 - SCOPE TO CONVERT LOFT FOR THIRD BEDROOM (SUBJECT TO PERMISSIONS)
- FULL UPSTAIRS BATHROOM & USEFUL GROUND FLOOR CLOAKROOM
 - WEST-FACING COURTYARD STYLE GARDEN
 - STREET PARKING (NON-PERMIT)
 - SCOPE TO IMPROVE & UPDATE TO TASTE

Attractive late Victorian home occupying a central, non-main road location, providing convenient access to the historic High Street, with its varied choice of eateries, boutiques and day-to-facilities.

The property offers spacious accommodation with plenty of scope to update to taste, together with a low-maintenance west-facing garden. There is also potential to extend into the loft (subject to necessary permissions,) to create a third bedroom should one wish.

Parking is readily available directly outside on the street.

POINTS OF NOTE:

- Front door opening into a lobby area with wall space to hang coats
- Dual aspect, open plan sitting/dining room with a bay window to the front and an additional outlook over the rear garden. Oak flooring throughout and two fireplaces (one of which we understand is working and has been utilised for an open fire). Tall cupboard and adjacent lower level storage cupboard making full use of the understairs' recess. Wide staircase ascending to the first floor.
- Galley style kitchen with fitted base/wall cupboards to either side with counters over and tiled splashbacks. Integrated fridge/freezer, slimline dishwasher and gas hob with extractor over and electric oven below. Inset stainless steel sink with drainer and mixer tap. Inset ceiling spots and tiled floor. Door leading out to the garden and access through to:
 - Utility room with space/plumbing for a washing machine, useful counter space over and wall-mounted gas-fired Worcester boiler. Door to an adjacent cloakroom with WC and wall-hung hand basin



- Main bedroom of generous proportion with a charming original fireplace comprising a painted wooden surround, wrought iron grate and tiled slips. Ample space to install fitted wardrobes and a sash window to the front

- Additional bedroom with fireplace recess and view over the garden

- Galleried upper landing with original fitted storage cupboard and hatch to a fully boarded loft with light and drop-down ladder, offering excellent potential for conversion to create additional accommodation (subject to necessary permissions)

- Externally there is a low-maintenance courtyard style garden with a pleasant westerly aspect to enjoy the afternoon sun, and compact storage shed for gardening essentials

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, OUTGOINGS & INFORMATION:

Mains electricity, water, gas & drainage.
Council Tax: C (Sevenoaks)
EPC: D

VIEWING:

Strictly by appointment via:

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

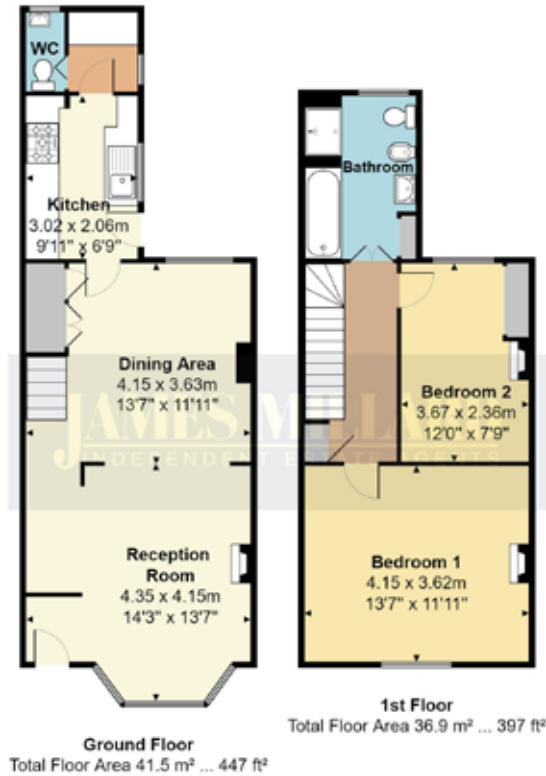
Tel: (01959) 565756
Email: westerham@jamesmillard.co.uk
Website: www.jamesmillard.co.uk



New Street, Westerham, TN16



Total Floor Area: 78.0 m² ... 840 ft²



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