





Main Road, Westerham Hill, Kent, TN16 2HP

GUIDE PRICE: £640,000 FREEHOLD

- CHAIN FREE • GLORIOUS OUTLOOK OVER FIELDS
 - GENEROUS DRIVEWAY PARKING & GARAGE
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
 - SPACIOUS OPEN-PLAN RECEPTION
 - MODERN FITTED KITCHEN & SEPARATE UTILITY
- CONTEMPORARY SHOWER ROOM & ADDITIONAL WC
- OUTBUILDING WITH POWER & 100 FT WEST FACING GARDEN
 - GAS FIRED CENTRAL HEATING & DOUBLE GLAZING
- ON A BUS ROUTE BETWEEN WESTERHAM, BIGGIN HILL & BROMLEY
 - WAITROSE BIGGIN HILL - 1 MILE

Located in Westerham Hill, this well-proportioned, detached bungalow is equipped with plentiful driveway parking and enjoys a glorious westerly outlook over protected countryside.

The neatly presented accommodation encompasses two double bedrooms, a modern fitted kitchen and spacious lounge-diner extending to over 25 feet in length which benefits from the views.

The generous, level garden has been fully landscaped to incorporate a large paved terrace, lawn, sleeper-edged raised beds and a sizeable office/studio perfect for immersing oneself in the serenity of the vista.

The property is most conveniently located on a bus route, with services running between Bromley and Westerham. Biggin Hill's amenities to include Waitrose, Tesco, leisure centre and library are only 1 mile distant, with central Westerham's pretty green and historic High Street situated just under 3 miles to the south.

POINTS OF NOTE:

- Intruder alarm system
- Modern UPVC front door opening into a central hallway with oak laminate flooring and space for a console/lamp table or to hang coats. Doors to twin storage cupboards, one housing the meters and fuse box. Hatch to the loft space
- Main bedroom with a bank of sliding, mirrored-door wardrobes to one wall offering double hanging
- Second double-sized bedroom with sliding mirrored door wardrobes providing long and double hanging
- Well-appointed modern shower room incorporating a concealed cistern WC, enclosure with a combination of drench head/hand-held attachment and floor mounted vanity with integral storage, mounted basin and mixer tap. Accompanying tall shelved storage cupboard and illuminated wall mirror. Ceramic tiled walls/floor and heated chrome ladder style towel warmer



- Dual aspect, open-plan sitting/dining room of grand proportion with sliding doors leading out (via two shallow steps) to a paved garden terrace

- Striking contemporary kitchen, fitted with a comprehensive array of base and wall cabinetry in a cream Shaker style finish, with counters over, tiled splashbacks and undercupboard lighting, to include a Le Mans corner unit, tall pantry cupboard, a duet of slimline undercounter larders and a breakfast bar for casual dining. Inset ceramic sink with drainer and mixer tap, inset AEG induction hob with extractor over and twin eye-level AEG electric ovens. Integrated fridge/freezer and full-sized Bosch dishwasher. Stable door through to the adjacent:

- Utility room with space/plumbing for a washing machine, lino flooring and stable door to the garden. A sliding door provides access to a convenient cloakroom, comprising a concealed cistern WC and floor mounted vanity with storage cupboard and basin

- The garden is a fine feature of the property, extending to circa 100 feet, laid to a mix of level lawn and patio and enjoying a glorious westerly outlook over adjoining grazing paddocks, charmingly framed by a pair of specimen magnolias. A substantial garden building to the rear boundary equipped with a mix of single/double glazing and a power supply has historically been used as a workspace and studio, but would work equally well as a gym or workshop should one wish. Further features include a timber tool shed, sleeper-edged raised beds and an oak pergola, which adds an attractive defined space to the terrace, perfect for atmospheric al fresco dining. There are also useful external power sockets and a water tap. Lockable gated side access leads through to:

- A large paved and crunch gravel driveway to the front of the property bordered by lawn, enabling numerous vehicles to park and turn with ease. Additionally offering access to the:

- Integral single garage with double entrance doors and pedestrian access through to the garden

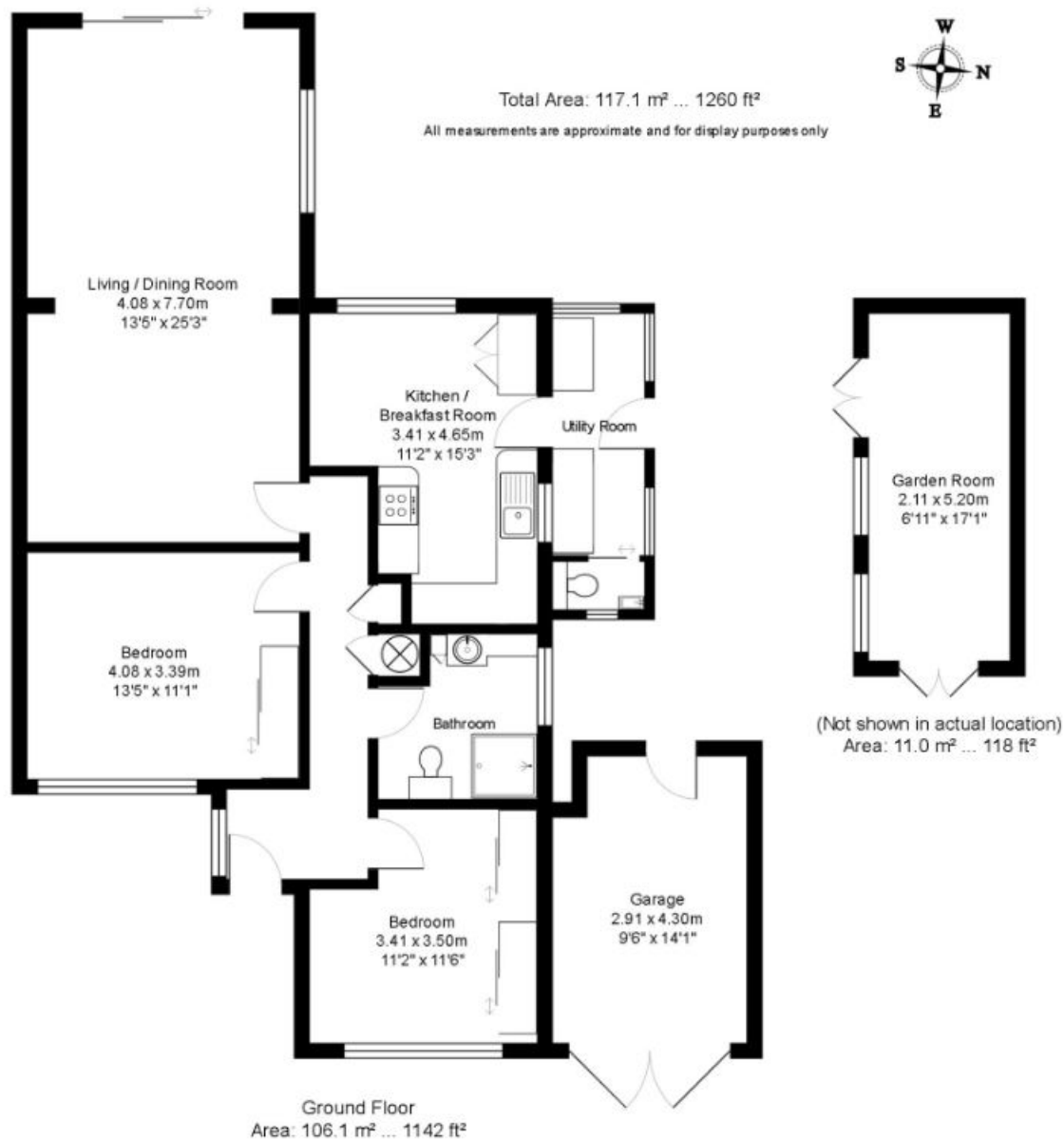
SERVICES, OUTGOINGS & INFORMATION:

Mains electricity, water, gas and drainage
Council Tax Band: E (Bromley)
EPC: D

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





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