





Viewlands Avenue

Westerham, Kent TN16 2JE

GUIDE PRICE: £795,000 FREEHOLD

- QUIET, SEMI-RURAL CUL-DE-SAC SETTING
- CONVENIENT ACCESS TO THE PICTURESQUE NORTH DOWNS WAY
- SHORT DRIVE TO AMENITIES IN WESTERHAM, BIGGIN HILL OR SEVENOAKS
- VERSATILE ACCOMMODATION ARRANGED OVER TWO FLOORS
- MASTER BEDROOM SUITE & TWO FURTHER DOUBLE BEDROOMS
 - STYLISH CONTEMPORARY KITCHEN
 - NEWLY REFURBISHED GROUND FLOOR SHOWER ROOM
 - FIRST FLOOR BATHROOM
- MATURE, SECLUDED WEST-FACING GARDEN WITH SUMMERHOUSE
- USEFUL ALL-SEASONS HOME OFFICE/STUDIO • GENEROUS DRIVEWAY PARKING

Offering easy access to the spectacular scenery of The North Downs Way, this attractive chalet style home occupies a leafy, west-facing plot in a peaceful, semi-rural cul-de-sac location between Westerham Hill and the charming village of Knockholt.

Neatly presented throughout and benefitting from a recently fitted, stylish modern kitchen, the property provides well-proportioned accommodation to include three bedrooms, a useful study and a spacious lounge diner with a picturesque outlook over the garden.

The secluded rear garden is a stand-out feature of the property, combining a paved terrace, level lawn and established planting, together with a delightful summer house.

A historic single garage has been converted to a most useful all-seasons studio/office - which could easily double as a gym should one prefer.

Generous driveway parking completes the profile.

POINTS OF NOTE

- Useful entrance porch with practical space to hang coats and store shoes, leading through to a central entrance hall
- Striking modern kitchen comprising a comprehensive array of fitted white, handleless, base/wall cabinetry by Magnet Kitchens with undercupboard lighting and smart quartz counters, upstands and splashbacks, together with Le Mans corner units and pull-out, low level, slimline larders. Undermounted stainless steel sink with mixer tap, integrated induction hob, electric multifunctional oven, tall fridge/freezer, dishwasher, washing machine and tumble dryer. Slate effect Amtico flooring and ample space for a breakfast table and chairs. Tall shelved pantry and adjacent cupboard housing a water softener. Gas-converted Rayburn to one corner (currently responsible for the hot water). Door opening to the side driveway area with a gate leading through to the rear garden
- Sizeable open plan lounge-diner with focal open fireplace (currently not in use) with tiled surround, hearth and mantle and sliding doors to a paved garden terrace
- Recently refurbished shower room incorporating a walk-in shower with drench head and hand-held attachment, floor-mounted vanity with basin/storage, WC and heated, chrome ladder style towel warmer. Porcelain wall-tiling and door to an airing cupboard housing the hot-water tank with slatted shelving for linens



- Ground floor double sized bedroom with an outlook to the front
- Walk-through study with staircase ascending to a first floor landing where a deep storage cupboard houses a gas-fired boiler (for the central heating)
- Main bedroom with a pleasant outlook over the rear garden and a bank of fitted wardrobes to one wall making full use of the depth to the eaves and providing long hanging
- Second double sized bedroom
- Bathroom comprising a full length tiled-side bath with electric shower system over, WC, heated towel rail and vanity console with inset basin and integral storage
- Fully fenced and hedged west-facing garden offering an enviable level of peace and seclusion, coupled with a paved terrace - perfect for al-fresco dining - level lawn, a selection of mature trees and established planting, designed to provide colour and interest through the seasons. A large summerhouse is an attractive recent addition, benefitting from a useful power supply. A timber tool shed is located near to the rear boundary
- Detached, all-seasons, insulated and double-glazed studio/home office with power and lighting, formed via conversion of a single-sized garage
- To the front is a level lawn bordered by two block paved driveways, accommodating multiple vehicles with ease

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. 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. The town is surrounded by some of the finest countryside in Kent.

SERVICES, INFORMATION & OUTGOINGS:

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

VIEWING

Strictly by appointment via James Millard Independent Estate Agents
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 Tel: (01959) 565756
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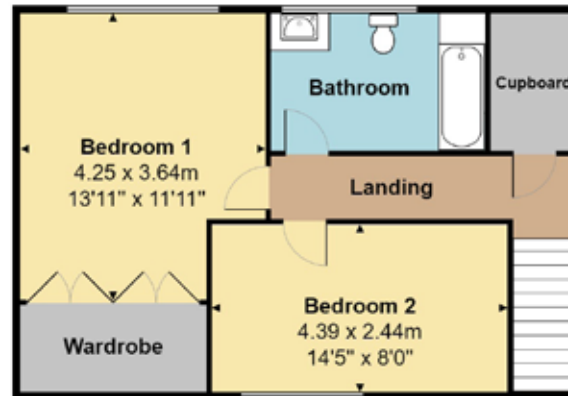
Viewlands Avenue, Westerham, TN16



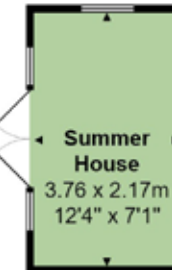
Total Floor Area: 151.0 m² ... 1625 ft²



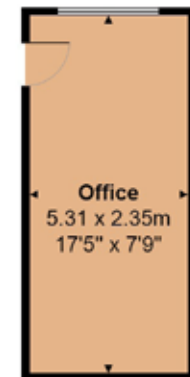
Ground Floor
Total Floor Area 83.9 m² ... 903 ft²



1st Floor
Total Floor Area 46.4 m² ... 500 ft²



Outbuilding
Total Floor Area 8.2 m² ... 88 ft²



Outbuilding
Total Floor Area 12.5 m² ... 134 ft²

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