



Market Way Westerham, TN16 1BP Guide Price £340,000

PUBLIC NOTICE:

Address: 15 Market Way, Westerham, Kent TN16 1BP.

We are acting in the sale for the above property and have received an offer of £330,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

End terrace home occupying a tucked-away cul-de-sac location within the town's popular Market Fields development, conveniently located for the High Street, King George's Playing Fields and Churchill Primary School.

Priced to market to reflect updating and improvement now required, to include the replacement of the kitchen ceiling, this practical family option offers three bedrooms, a through lounge/diner extending to a over 23 feet in length, kitchen and first floor bathroom.

The rear garden benefits from a family friendly level profile and it is noted that there is a parking space within the freehold ownership, situated in Costells Meadow.

POINTS OF NOTE:

- Entrance hall with wood block flooring and access to an understairs' cupboard
- Spacious lounge/dining room with oak flooring and sliding patio door to the garden
- Kitchen comprising a range of fitted base/wall units, range style cooker with extractor hood over, 1.5 bowl sink unit with drainer and wall-mounted plate rack. Space for a fridge/freezer, space/plumbing for a washing machine and door opening to the garden
- Upper landing with airing cupboard housing the hot water cylinder and slatted shelving for linens
- Main bedroom with an outlook to the front, a high-level window to the side and plenty of room to install fitted wardrobes
- Second double-sized bedroom with ample space for fitted furniture
- Third bedroom ideal for a single or bunk bed
- Family bathroom incorporating a bath with shower over, WC and wash basin,. Partially tiled walls and tiled floor
- Rear garden with fenced perimeters, level lawn, patio, flower beds/borders, side and back access
- The allocated parking space is located in a car parking area accessed via Costells Meadow

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. There is also a medical centre and library.

Bus services run from the town to Bromley, Sevenoaks and Oxted, where a wider choice of shops and facilities can be accessed. Oxted and Sevenoaks also benefit from fast and frequent mainline rail services to London in just over 30 minutes. A wide choice of both state and private schools are on offer in the area, as well as a broad mix of sporting and recreational facilities. The M25 for other major road networks can be accessed at either junction 5 or 6.

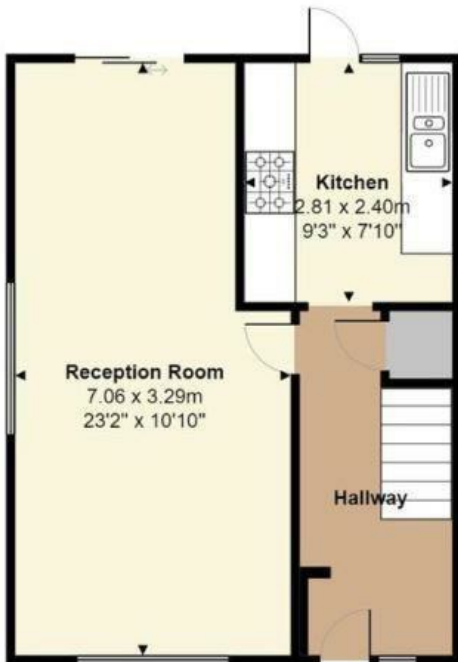
SERVICES, INFORMATION & OUTGOINGS:

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



Market Way, Westerham, TN16

Total Floor Area: 74.0 m² ... 797 ft²



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	