

Oakwood
St. Johns Drive
Westham, BN24 5HT

Freehold

£500,000



4 Bedroom 2 Reception 1 Bathroom



TOWN PROPERTY www.town-property.com info@town-property.com 01323 412200

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Being sold CHAIN FREE, this detached chalet style home of individual design in Westham Village is arranged with three/four bedrooms and two/three receptions where the sitting room features a wood burner. The property is notable for its generous room sizes and includes a large kitchen/breakfast room, a ground floor bathroom/wc and en suite facilities to the master bedroom. Lawned gardens are arranged to the rear and ample parking is provided with a driveway that leads to the DETACHED DOUBLE GARAGE.

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Main Features

- Spacious Detached Chalet Style Home

- 3/4 Bedrooms

- 2/3 Reception Rooms

- Spacious Kitchen/Breakfast Room

- Ground Floor Bathroom/WC

- En-Suite Bathroom/WC

- Lawned & Patio Rear Garden

- Detached Double Garage

- CHAIN FREE

- Village Location With Railway Station & Amenities/Shops

Entrance
Double glazed door to-

Entrance Porch
Frosted double glazed window and frosted inner door to-

Entrance Hallway
Radiator. Understairs cupboard. Airing Cupboard. Carpet.

Ground Floor Bath/WC
Panelled corner bath and wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Frosted double glazed window.

Study/Bedroom 4
10'4 x 8'9 (3.15m x 2.67m)
Radiator. Carpet. Double glazed window to front aspect.

Sitting Room
22'5 x 13'11 (6.83m x 4.24m)
Radiator. Fireplace with surround and mantel above with inset wood burner. Carpet. Double glazed window to rear and sliding double glazed doors to rear.

Dining Room
17'10 x 9'9 (5.44m x 2.97m)
Radiator. Carpet. Double glazed window to side aspect.

Kitchen/Breakfast Room
17'5 x 9'1 (5.31m x 2.77m)
Range of units comprising of bowl and a half single drainer sink unit and mixer tap with surrounding upstands, part tiled walls and worksurfaces with cupboards and drawers under. Inset four ring electric hob and eye level double oven. Space and plumbing for washing machine and dishwasher. Range of wall mounted units and extractor. Concealed wall mounted gas boiler. Double glazed windows to front aspect and double glazed door to side aspect.

Ground Floor Bedroom 2
11'3 x 10'2 (3.43m x 3.10m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Ground Floor Bedroom 3
10'3 x 9'7 (3.12m x 2.92m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect.

Stairs From Ground to First Floor Landing

Master Bedroom
15'5 x 12'7 (4.70m x 3.84m)
Radiator. Built in wardrobe. Carpet. Velux window.

En-Suite Bath and Shower Room/WC
Panelled bath with mixer tap. Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap. Low level WC. Radiator. Part tiled walls. Velux windows.

Outside
There are mature and shallow lawned and patio rear gardens which offer much seclusion and have gated side access.

Parking
A driveway to the front provides off street parking.

Detached Double Garage
Up and over door.

Council Tax Band = E

