



Ibbett Mosely

54 Watercroft Road, Halstead, Kent,  
TN14 7DR





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### AN EXCEPTIONAL 4 BEDROOM DETACHED PROPERTY SITTING IN A QUIET AND MUCH FAVOURED ROAD WITH FAR REACHING VIEWS OVER OPEN FIELDS - GUIDE PRICE £1.15m

- Master Bedroom with En Suite
- 3 Further Bedrooms, 1 with 2nd En Suite
- Family Bathroom
- Sitting Room
- Dining Room
- Study
- Kitchen/Breakfast Room
- Conservatory
- Off road parking for several vehicles
- Beautiful rear garden

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#### DESCRIPTION

We are delighted to present this exceptional property which comes onto the market for the first time after being a much loved and cared for family home for many years. The property is presented throughout to a high specification. The owners have carried out extensive renovations to the house over recent years and it is obvious that these have all been carried out to a high standard with much thought and attention to detail. The entrance hall is light and airy with an attractive staircase leading up to the Galleried Landing. The Sitting Room looks out over open fields and leads to the front and through to the Conservatory to the rear. The Kitchen/Breakfast Room has been extremely well designed with a comprehensive range of wall, base units and integral white goods. The Master Bedroom with En Suite is located on the First Floor together with three further Bedrooms and Family Bathroom. The rear garden is a true feature of this property with two well appointed patio areas providing a perfect setting for outdoor entertaining. In our opinion this garden also offers a perfect outdoor space for young children to play.

#### LOCATION

Halstead has always been acknowledged as a much sought after location which has an active village community. Good connection to the M25 motorway being easily accessible at both junctions 4 and 5. Orpington town centre is just 4.5 miles away offering a wide range of shopping facilities and station with services to London taking approximately 16 minutes. Sevenoaks Town Centre is just 7 miles away with a Sports Centre, Mainline station and a number of highly regarded schools both state and private.

#### ENTRANCE PORCH

Through double glazed door. Double glazed windows to front and side. Leading into:

#### ENTRANCE HALLWAY

Staircase leading to first floor with deep downstairs cupboard. Wall lights. Tiled floor.

#### SITTING ROOM

Double glazed Georgian style window to front. Feature fireplace with log burning stove inset. Attractive limestone mantle and surround. Engineered oak flooring. Wall lights. Television point. Two Radiators.. Double glazed doors leading to:

#### CONSERVATORY

Double glazed surround. Double glazed doors leading out to rear patio area. Amtico flooring.

### DINING ROOM

Double glazed Georgian style window to front with far reaching views over open fields. Comprehensive range of fitted storage cupboards. Deep storage cupboard housing boiler for gas central heating and hot water system. Downlighting. Radiator.

### STUDY

Double glazed window to rear. Laminate floor. Radiator.

### KITCHEN/BREAKFAST ROOM

Stable door leading to rear garden. Comprehensive range of farmhouse style wall and base units with granite work surfaces. Double ceramic sink unit with mixer tap. Two built in ovens with 5 ring gas hob inset with extractor over. Integral freezer. Free standing dish washer. Amtico flooring Down lighting. Television point. Leading through to:

### UTILITY ROOM

Double glazed door leading to rear garden. Small window to rear. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine and tumble dryer. Amtico flooring.

### DOWNSTAIRS CLOAKROOM

Circular window to rear. Wash hand basin and WC. Tiled floor.

### FIRST FLOOR

#### GALLIERIED LANDING

Double glazed Georgian style window to front with far reaching views over open fields. Large airing cupboard.

#### MASTER BEDROOM

Double glazed window to front. Door to En Suite Shower Room. Fully tiled shower cubicle. Vanity unit with wash hand basin inset and WC. Door leading to:

#### BEDROOM/DRESSING ROOM

Double glazed window to rear. Extensive range of fitted wardrobes/cupboards. Radiator.

#### BEDROOM

Double glazed window to rear. Radiator. Door to: EN SUITE SHOWER ROOM - Fully tiled shower cubicle. Large vanity unit with wash hand basin inset. WC

### BEDROOM

Currently being used as an office. Double glazed window to front.

### FAMILY BATHROOM

Double glazed window to rear. Suite comprising: panelled bath with shower and screen, vanity unit with wash hand basin inset with mixer tap, WC.

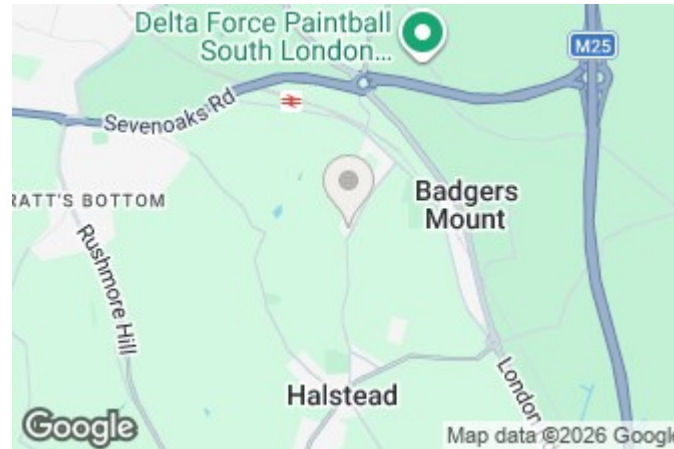
### FRONT

Spacious block paved driveway with off road parking space for several vehicles. Electric Charger. Timber gate leading to rear.

### REAR

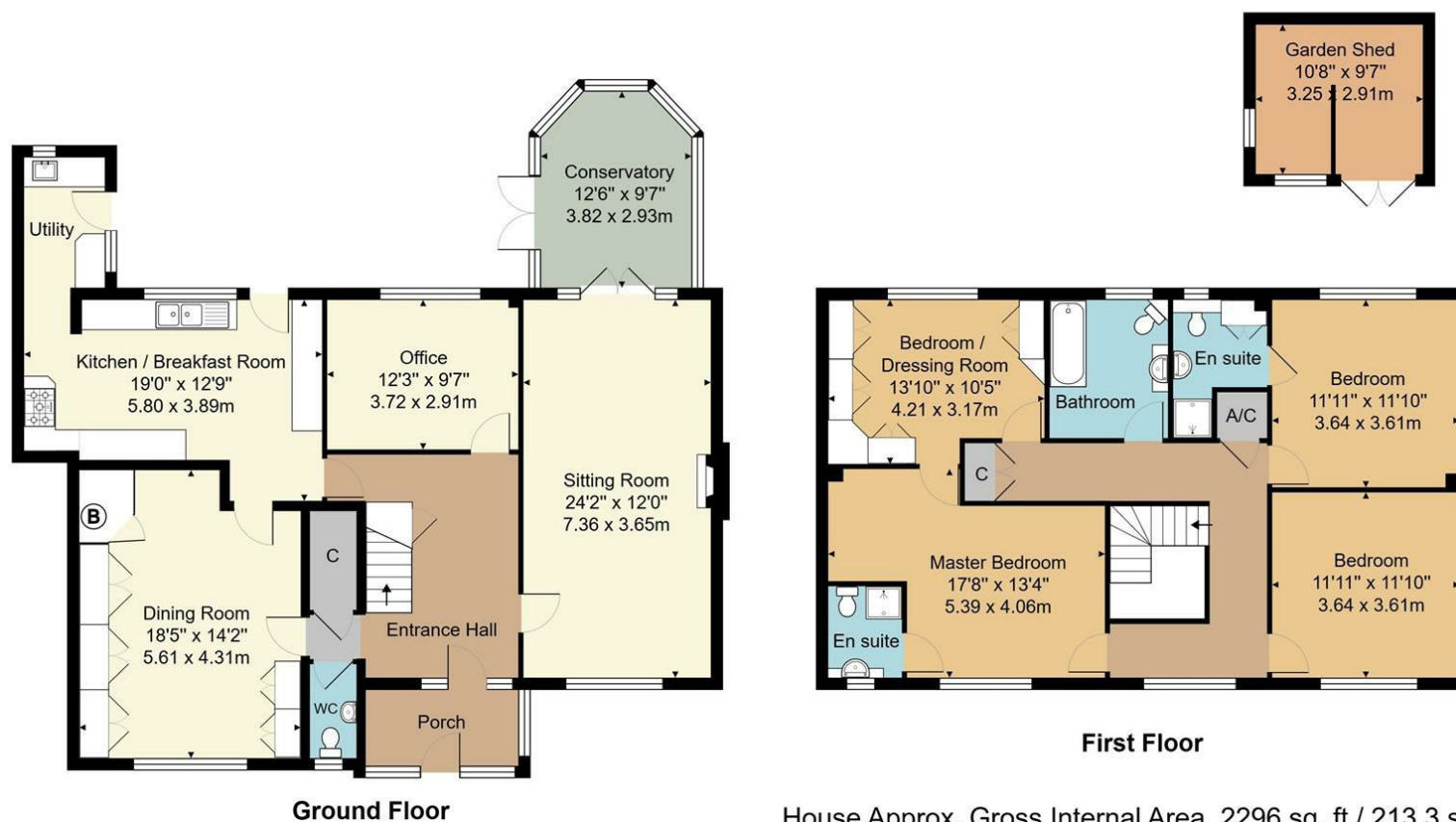
In our opinion this rear garden is a true feature of the property. With two well appointed patio areas providing perfect settings for outdoor entertaining. A well maintained lawn surrounded by a variety of mature shrubs and trees.

A timber shed/workshop towards the rear of the garden. Light and power.





## EPC Rating- C



House Approx. Gross Internal Area 2296 sq. ft / 213.3 sq. m

Garden Shed Approx. Internal Area 102 sq. ft / 9.5 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

# Ibbett Mosely

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