Ibbett Mosely

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Madan Road, Westerham, Kent, TN16 1DX

£500,000 Freehold

For sale with no onward chain

This extended semi-detached Victorian home is understood to originally date from 1896, recently updated and improved the property enjoys an open aspect to the back over allotments and surrounding countryside, it is considered that subject to necessary consents that there is potential for a loft conversion.

- Three Bedrooms
- Dining Room
- Gas Central Heating
- Shower Room
- Kitchen
- Double Glazed
- Sitting Room
- Garden Room
- Garden

For Sale Free of Onward Chain
Price Range £500,000 - £525,000
Located in Madan Road in Westerham, this delightful extended semi-detached Victorian house offers a perfect blend of period features and modern living. With two reception rooms and a garden room, this property provides ample space for both relaxation and entertaining.

The house has three bedrooms, and a modern shower room with a good sized garden backing onto allotments.

Westerham is a picturesque town known for its rich history and beautiful surroundings. Residents can enjoy the local amenities, including shops, cafes, and parks, all within easy reach. The area is also well-connected, making it an ideal location for commuters seeking a peaceful home with access to larger towns and cities.

WESTERHAM

Positioned close to the heart of Westerham, the property enjoys convenient access to the excellent range of local amenities including the shops on The Green, Market Square and the High Street. The town offers two supermarkets, a medical centre and library, together with a wide selection of cafés, restaurants, bars and traditional pubs, providing a vibrant yet welcoming community atmosphere. The property lies within the sought-after Kent Grammar School catchment area and is close to Churchill Primary School, with a further choice of well-regarded state and independent schools in the surrounding villages and towns. Sporting and recreational facilities can be found at King George's Playing Fields, while golf is available locally at Westerham Golf Club. Commuting links are available via bus services to Bromley, Oxted and Sevenoaks, all providing a wider range of shopping facilities and mainline stations offering direct services to London. The M25 is readily accessible via Junctions 5 or 6, connecting to the national motorway network and providing routes to Gatwick and Heathrow airports.

GROUND FLOOR

ENTRANCE PORCH

With quarry tiled floor and double glazed door opening to the sitting room.

SITTING ROOM
With 2 radiators, double glazed windows to bay, decorative surround to fireplace, wood effect flooring. To the back of the Living Room, the stairs rise to the first floor and the room is open to:

DINING ROOM
With double glazed doors to the terrace and garden, wood effect flooring, shelved cupboard and fireplace. Open to:

KITCHEN
Recently refitted with work surfaces with inset single drainer single bowl stainless steel sink unit, drawers, cupboards and space under. Plumbing for washing machine and dishwasher, built-in hob, oven and extractor hood. Pull out storage unit, space for fridge/freezer, wood effect flooring, double glazed window and and double glazed door to the side. Open to:

GARDEN ROOM
With radiator, electric skylight, wood effect flooring, and double glazed bi-fold doors to terrace and garden.

FIRST FLOOR

LANDING
With hatch to loft space with fitted ladder

BEDROOM 1
With radiator, double glazed window and range of wardrobe cupboards to one wall. Decorative fireplace surround. Fitted carpet.

BEDROOM 2
with radiator, double glazed window, wall light points, cupboard with Ideal gas boiler. Fitted carpet.

BEDROOM 3
With radiator and double glazed window. Fitted carpet.

SHOWER ROOM
With shower cubicle, W.C., and hand basin. Extractor fan, and heated towel rail.

OUTSIDE
To the front of the property there is a white painted fence and gate, some shrubs and a path with side access to the back garden where there is a good sized paved terrace, pergola with Wisteria, a shed, lawn, plants, shrubs and a gate to the allotments.

SERVICES
Mains gas, water, electricity and drainage.

COUNCIL TAX
Sevenoaks District Council - Band "D".

ROUTE TO VIEW
Leave Westerham on the A233 London Road towards Biggin Hill. After passing the Zebra Crossing, Madan Road will be the second on the right.

EPC Rating- D

Madan Road, Westerham

Ground Floor
Approximate Floor Area
520 sq ft
(48.31 sq m)

First Floor
Approximate Floor Area
450 sq ft
(41.77 sq m)

Approximate Gross Internal Area = 90.08 sq m / 970 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Ibbett Mosely

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