



Ibbett Mosely



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## Madan Road, Westerham, TN16 1DU

### Guide Price £450,000 Freehold

**\*\* FOR SALE FREE OF ONWARD CHAIN \*\***

**This Edwardian semi-detached two bedroom family home with large double reception room was built in 1907 offers the new owner a great opportunity to create additional accommodation with a loft conversion and developing the lower ground floor into more useable accommodation**

- Two Bedrooms
- Kitchen/Breakfast Room
- Gas Central Heating
- Garden
- First Floor Bathroom
- Basement with Cloakroom
- Partly Double Glazed
- Two Reception Rooms
- Workshop
- Narrow Shared Driveway

**GUIDE PRICE £450,000 TO £475,000 FREEHOLD**  
This chain free semi-detached Edwardian home offers the new owner a tremendous opportunity to create additional accommodation by the conversion of the loft space and to develop the lower ground floor into more usable living accommodation. The property, built 1907 has mainly brick elevations under a tiled roof and also requires modernisation.

#### LOCATION

in a residential location to the north of the town centre, within the town there is a wide selection of shops, two small supermarkets and a choice of cafes, restaurants, a social club and pub. There is also a library, medical centre and the Churchill Primary School. Sporting and recreational facilities at The King George Playing Fields and golf at the Westerham Club. There are other state and private schools and recreational facilities in the surrounding villages and towns. Bus services from Westerham to Oxted, Sevenoaks and Bromley all with a wider choice of

facilities and stations to London. M25 access from junctions 5 or 6.

#### GROUND FLOOR

##### ENTRANCE PORCH

With door to the entrance hall.

##### ENTRANCE HALL

With radiator and stairs to the first floor.

##### RECEPTION ROOM

With radiator, bay window to the front, tiled and decorative surround to a fireplace with quarry tiled hearth (Sealed). The original door to the entrance hall has been sealed. Wide arch to the dining room.

##### DINING ROOM

Fireplace with fitted gas fire. Door with stairs down to the lower ground floor.

##### KITCHEN/BREAKFAST ROOM

With gas cooker point, gas boiler for central heating and hot water, single drainer single bowl stainless

steel sink unit, plumbing for a washing machine, radiator, double glazed window, door to the side and space for a table and chairs.

## FIRST FLOOR

### LANDING

With wardrobe cupboard and hatch to the loft.

### BEDROOM ONE

With radiator and secondary glazing.

### BEDROOM TWO

With radiator, double glazed window and wardrobe cupboards.

### BATHROOM

With enclosed bath, w.c. and hand basin. Part tiled walls, original decorative fireplace surround. Radiator and double glazed window. Linen cupboard with hot water cylinder.

## LOWER GROUND FLOOR

### BASEMENT

With plumbing for a washing machine.

### WORKSHOP

With work bench and door to the garden.

### CLOAKROOM

With w.c. and hand basin.

### OUTSIDE

There is a narrow drive to the side of the house jointly owned by 22 & 24 Madan Road, although originally used for vehicle access it is not consider suitable for modern day vehicles.

### THE GARDEN

The front garden is partly walled with railings and

has some plants and shrubs. The back garden includes lawns, plant and shrubs borders, a garden tap, shed, open store and outside lighting. There are double gates from the narrow drive.

## SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.  
Sevenoaks District Council Band "D"

## ROUTE TO VIEW

Leave Westerham on the A233 London Road towards Biggin Hill and Bromley. Madan Road will be on the right after about half a mile.



## EPC Rating- F

Madan Road, Westerham, TN16

Total Floor Area: 118.6 m<sup>2</sup> ... 1276 ft<sup>2</sup>



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

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