



Ibbett Mosely

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## New Street, Westerham, TN16 1RW

### Asking Price £385,000 Freehold

In a convenient central location a short walk of the town centre this older style end of terraced two bedroom home is offered for sale free of onward chain

- Two Bedrooms
- Dining Room
- Gas Central Heating
- First Floor Bathroom
- Kitchen
- Double Glazing
- Reception Room
- Utility/Cloakroom
- Small West Facing Garden

#### \* VACANT AND FREE OF CHAIN \*

In a central position a short walk of the town centre this period end of terraced two bedroom, two reception room home is offered for sale with no onward chain.

The property has mainly roughcast elevations under a tiled roof with gas central heating and double glazing.

#### LOCATION

A few moments walk to Westerham High Street where you will find various shops, two small supermarkets, a variety of restaurants, bars, cafe's and public houses as well as a medical practice and library.

The Green, with its stakes of Sir Winston Churchill and General James Wolfe is used for village fetes and fairs.

Churchill Primary School and a pre school are also within walking distance and there are other state and private schools in the nearby villages and towns. Sporting and recreational facilities on the King George Playing Fields and Westerham golf

course is just outside of the town. Bus connections to Oxted and Sevenoaks for a wider choice of shops and stations to London. M25 access from junctions 5 and 6.

#### GROUND FLOOR

A double glazed door opens to the sitting room.

#### SITTING ROOM

With two radiators, double glazed window, fireplace and oak effect flooring.

#### DINING ROOM

With radiator, double glazed double doors to courtyard garden, oak effect flooring and recess under the stairs.

#### KITCHEN

Fitted with base and wall units, single drainer single bowl sink unit, slot in gas cooker with extractor over, part tiled walls, double glazed window and door to the courtyard garden.

### UTILITY/CLOAKROOM

With plumbing, w.c. and hand basin. Radiator, double glazed window and oak effect flooring, (White goods to remain).

### FIRST FLOOR

#### BEDROOM ONE

With radiator and double glazed windows.

#### BEDROOM TWO

With radiator, double glazed window, shelves in recess and linen cupboard with gas boiler for central heating and hot water.

### BATHROOM

With enclosed bath with a mixer tap and shower attachment, w.c., and hand basin. Radiator, double glazed window, part tiled walls and heated towel rail

### OUTSIDE

#### COURTYARD GARDEN

To the back of the property is a small courtyard garden which is on the westside with garden shed, there is a pedestrian right of access.

### SERVICES

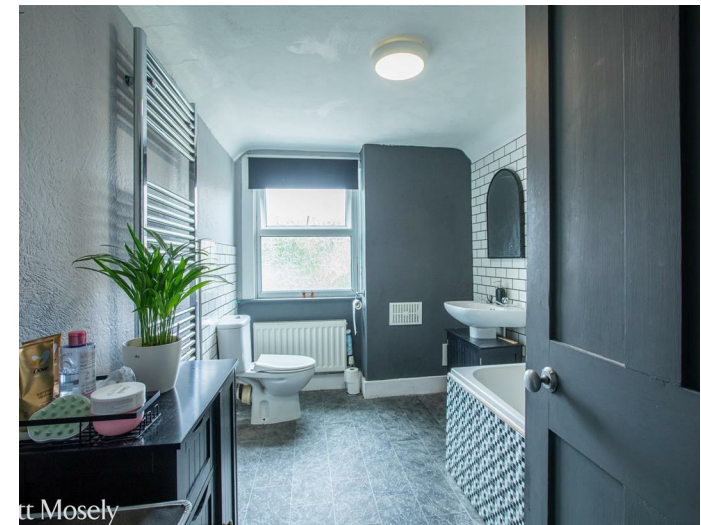
Mains gas, water, electricity and drainage.

### COUNCIL TAX

Sevenoaks District Council - Band "C"

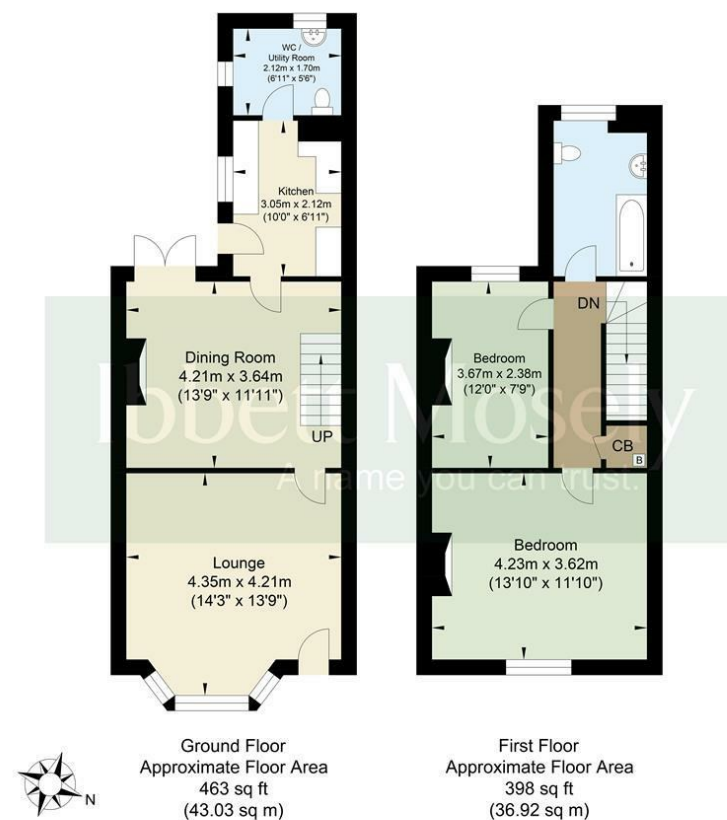
### ROUTE TO VIEW

Leave Westerham on the A25 towards Oxted, pass the Croydon Road and Stratton Terrace on your right, New Street will be the next road on the right.



EPC Rating- D

## New Street, Westerham



Approximate Gross Internal Area = 79.95 sq m / 861 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Ibbett Mosely**

**Westerham 01959 563265**

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