



Ibbett Mosely

Society of Mosely



## Market Way, Westerham, Kent, TN16 1BP

### Offers In Excess Of £400,000 Freehold

An extended three bedroom family home with the benefit of a single garage and parking.  
Situated in a small cul-de-sac a short walk of the King Georges Playing Fields, the town centre and the Churchill Primary School.

- Three Bedrooms
- Dining/Family Room
- Gas Central Heating
- Bathroom
- Breakfast Room
- Single Garage and Parking Space
- Reception Room
- Kitchen
- Front and Back Gardens

#### \*\*\* NO ONWARD CHAIN \*\*\*

Recently eased in asking price from £430,000 this extended mid nineteen sixties inner terraced three bedroom family home with brick, rendered and tile hung elevations under a tiled roof, the property has gas central heating and double glazing and benefits from a single garage and off road parking which is only a few yards from the front door.

#### LOCATION

The Historic town of Westerham is located on the A25 between the larger towns of Oxted and Sevenoaks, within the town there are a number of shops, restaurants, cafe's, pubs and bars, there is also a medical centre, library and Churchill Primary School. Bus connections to Oxted, Sevenoaks and Bromley all with stations to London. M25 access from junctions 5 or 6.

#### GROUND FLOOR

A double glazed door opens to the entrance hall.

#### ENTRANCE HALL

With radiator, double glazed window and cupboard under the stairs.

#### RECEPTION ROOM

An L-shaped room, originally a living and dining room, with two radiators double glazed window to the front, serving hatch to the kitchen and glazed door to the dining/family room.

#### DINING/FAMILY ROOM

With radiator and double glazed windows.

#### BREAKFAST ROOM

With double glazed windows and door to the garden.

#### KITCHEN

Fitted to two sides with base and wall units. Built in appliances include a hob, oven and extractor. Space for fridge/freezer and plumbing for washing machine and dish washer. Single drainer single bowl stainless steel sink unit and wall mounted gas boiler for central heating and hot water.

## FIRST FLOOR

### LANDING

Hatch to loft space. Linen cupboard with hot water cylinder and shelving.

### BEDROOM ONE

With radiator and double glazed windows, wardrobe and shelved cupboards to one wall.

### BEDROOM TWO

With radiator and double glazed window.

### BEDROOM THREE

With radiator and double glazed window. Wardrobe and shelved cupboard over the stairs.

### BATHROOM

With enclosed bath with a separate shower over and shower screen, w.c., and hand basin with cupboard under. Radiator, double glazed window, part tiled walls and shaver socket.

### OUTSIDE

### GARAGE

Single garage with up and over door and parking space in front for a further vehicle.

### THE GARDEN

Includes lawns, plants, shrubs and a small garden shed. There is a gate to the back allowing access to the garden without the need to go through the house.

### 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

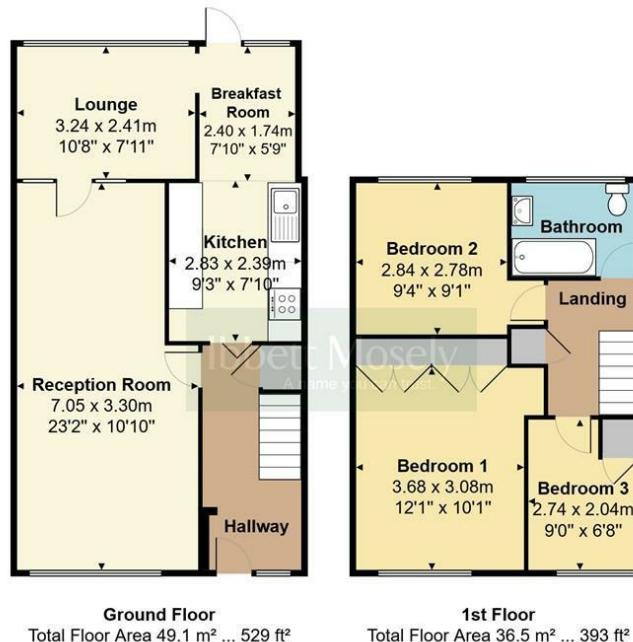
towards Biggin Hill and Bromley. Turn right into Quebec Avenue towards the bottom of the hill and then second left into Costells Meadow, Market way will be on the left.



EPC Rating- E

Market Way, Westerham, TN16

Total Floor Area: 85.6 m<sup>2</sup> ... 922 ft<sup>2</sup>



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