



Ibbett Mosely





## Madan Road, Westerham, Kent, TN16 1DX

### Asking Price £750,000 Freehold

**A beautiful double fronted detached Edwardian house of character built 1906 and situated in a most convenient position for the town centre, the Churchill Primary School and the King George Recreation Grounds.**

- Four Bedrooms
- Bathroom
- Two/Three Reception Rooms
- Kitchen/Breakfast Room
- Cloakroom
- Gas Central Heating
- Part Double Glazed and Part Secondary Glazing
- Garage and Driveway Parking
- Garden

Madan Road in Westerham is a residential development within reach of Westerham town centre, this delightful double fronted Edwardian detached house offers a perfect blend of period features and modern living. With an impressive layout, the property boasts three reception rooms, providing ample space for both relaxation and entertaining. The four well-proportioned bedrooms ensure that there is plenty of room for family and guests alike.

Westerham is known for its picturesque surroundings and vibrant community, making it an ideal location for families and professionals. This property not only offers a comfortable living space but also the opportunity to enjoy the rich history and natural beauty that the area has to offer.

In summary, this Edwardian detached house on Madan Road is a wonderful opportunity for those seeking a spacious family home in a sought-after location. With its charming character and practical amenities, it is sure to appeal to a wide range of buyers.

### LOCATION

In a residential position within walking distance of the town centre where there is a wide selection of shops including two supermarkets, there are numerous bars, cafe's, restaurants and pubs, a medical practice and a library.

There are state and private schools in the surrounding villages and towns including the Churchill Primary School which is also within walking distance. Sporting and recreation facilities at the King George Playing Fields and golf at the Westerham Club.

Bus services from the town to Oxted and Sevenoaks both with a wider choice of shops and stations to London. M25 access from junctions 5 or 6.

### GROUND FLOOR

A front door opens to the entrance hall.

### ENTRANCE HALL

Which is open plan to the dining room and has stairs to the first floor.

### LIVING ROOM

With radiator, secondary glazed window to the front,

parquet flooring, decorative fireplace with timber and tiled surround. Arch to the sitting room.

### SITTING ROOM

With radiator, double glazed window and double glazed door to the garden.

### DINING ROOM

With two radiators, double glazed window to the side and secondary glazed window to the front. door to the kitchen/breakfast room.

### CLOAKROOM

With w.c. and hand basin.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units, plumbing for a washing machine and dishwasher, single drainer one and a half bowl sink unit. Range style cooker with extractor over, built in fridge/freezer. Quarry tiled floor, radiator, double glazed windows and door to the garden.

### FIRST FLOOR

#### LANDING

With radiator, double glazed window and hatch with fitted ladder to the loft space,

#### BEDROOM ONE

With radiator, double glazed window and fitted wardrobe cupboards.

#### BEDROOM TWO

With radiator, double glazed window and decorative fireplace surround.

#### BEDROOM THREE

With radiator, double glazed window and wardrobe cupboard.

#### BEDROOM FOUR

With radiator, double glazed window, wardrobe cupboard and linen cupboard with hot water cylinder and shelving.

### BATHROOM

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

### OUTSIDE

#### GARAGE

A drive with five bar gate at the entrance allows off road parking and leads to a SINGLE GARAGE with up and over door.

Garden shed, log store and greenhouse.

### THE GARDEN

Includes lawns, flowering trees and shrubs and a vegetable garden.

### SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.

Sevenoaks District Council Band "E"

### DIRECTIONS

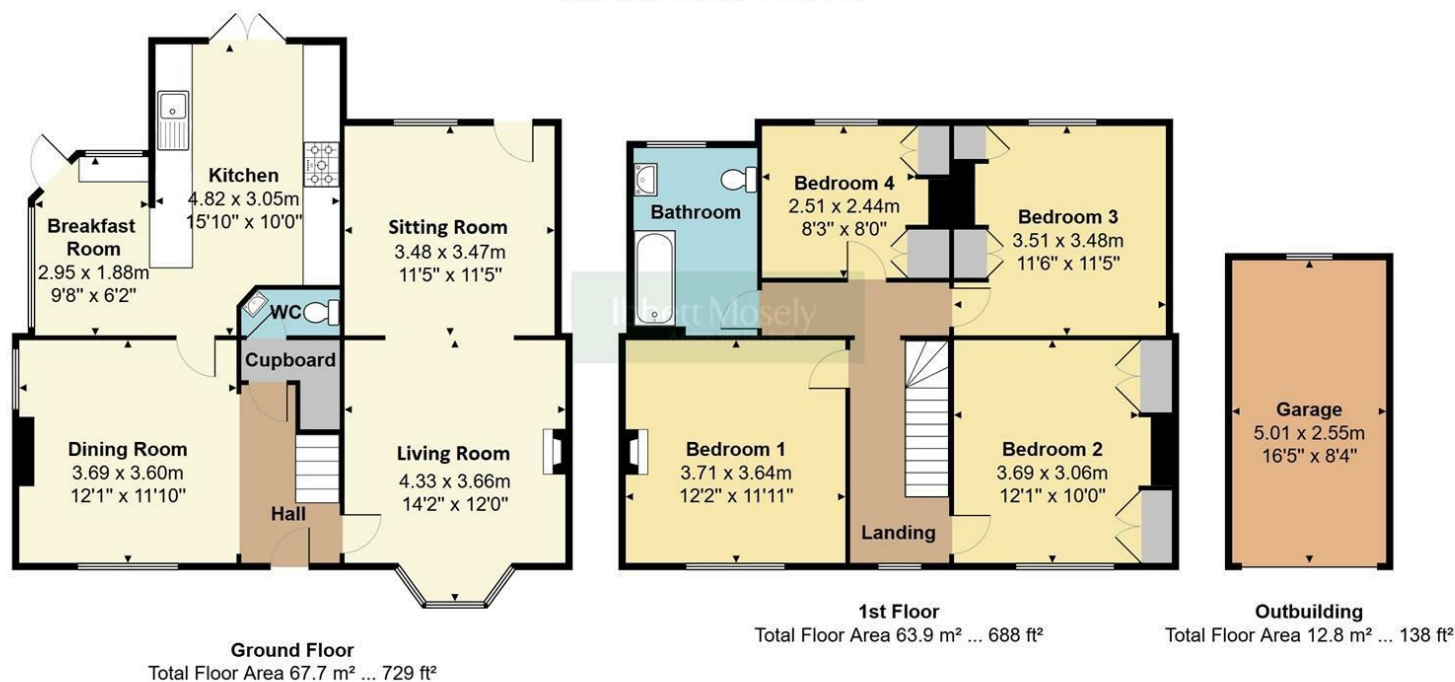
Leave Westerham on the A233 London Road, after passing over the Zebra Crossing take the second on the right into Madan Road. The property will be on the left just after passing Sandy Lane.





Madan Road, Westerham, TN16

Total Floor Area: 144.4 m<sup>2</sup> ... 1554 ft<sup>2</sup>



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