



Ibbett Mosely

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Walnut Tree Close, Westerham, TN16 1EW

Asking Price £685,000 Freehold

Finished to a high specification, this well appointed cottage style semi-detached three bedroom home was built by national house builders Croudace Homes in 2011.

The property is within a short walk of the amenities of the town and Churchill Primary School.

- Bedroom One with En-Suite Shower Room
- Two Further Double Bedrooms
- Bathroom
- Reception Room
- Well Appointed Kitchen/Dining Room
- Cloakroom
- Gas Central Heating
- Double Glazing
- Two Parking Spaces
- Front and Back Gardens

Built by Croudace Homes in 2011, this delightful semi-detached home offers a perfect blend of modern living and comfort. The property has brick, rendered and tile hung elevations under a tiled roof and is of a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious hallway that leads to the main reception room and a spacious kitchen/dining room. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a sophisticated dining area for entertaining guests.

The property features three well-proportioned bedrooms, providing ample space for family or guests. Each room is designed with comfort in mind, ensuring a restful retreat at the end of the day. Additionally, there are two modern bath/shower rooms, thoughtfully designed to cater to the needs of a busy household.

For those with vehicles, the property offers convenient parking for two vehicles. The surrounding area of Westerham is known for its picturesque scenery and community spirit, making it an ideal place to call home.

In summary, this semi-detached house on Walnut Tree Close presents an excellent opportunity for anyone seeking a modern family home in a tranquil setting. With its spacious living areas, ample bedrooms, and convenient parking, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

LOCATION

Westerham is situated on the A25 between the larger towns of Oxted to the west and Sevenoaks to the east. Within the town there is a wide selection of shops including two small supermarkets, there is a doctors surgery, library, primary school and day nursery. The Green, with its statues of Sir Winston Churchill and General James Wolfe is an attraction

for visitors and locals to enjoy the fete's and festivities that are held on a regular basis. There are sporting and recreational facilities in the area including Westerham Golf Club.

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

GROUND FLOOR

Entrance hall, cloakroom, reception room and a well appointed modern kitchen/dining room

FIRST FLOOR

Landing, bedroom one with en-suite shower room, two further double bedrooms and bathroom.

OUTSIDE

Parking for two cars. Implement storage.

The back garden is on the south side of the house and includes a terrace, lawn, flower and shrub borders.

The gated cottage style front garden includes a mixture of mature shrubs and bushes.

SERVICES

Mains gas, water, electricity and drainage.

COUNCIL TAX

Sevenoaks District Council - Band E

ESTATE CHARGES

ROUTE TO VIEW

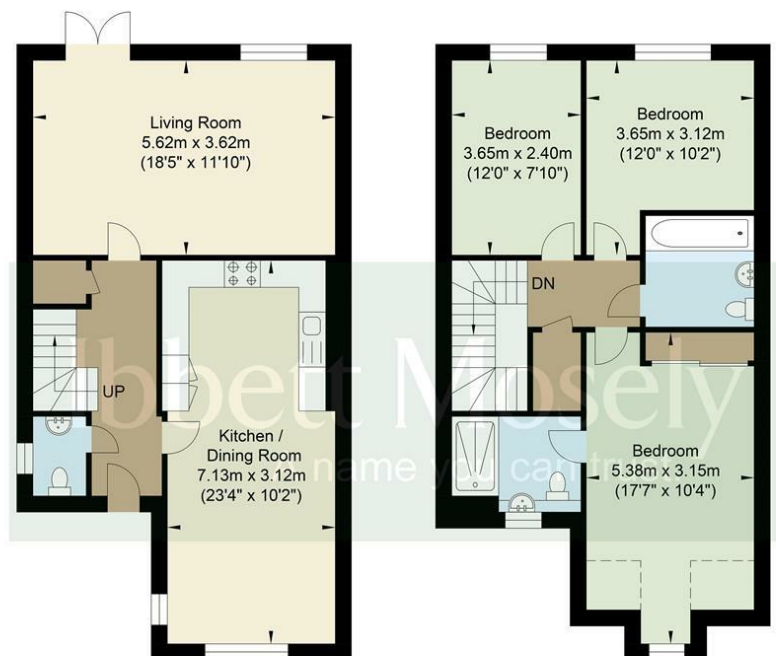
Leave Westerham town centre on the B2024 (Croydon Road).

Turn right into Rysted Lane after about a quarter of a mile, Walnut Tree Close will be on the right.



EPC Rating- C

Walnut Tree Close



Ground Floor
Approximate Floor Area
593 sq ft
(55.03 sq m)

First Floor
Approximate Floor Area
576 sq ft
(53.47 sq m)

Approximate Gross Internal Area = 108.50 sq m / 1169 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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