



**22 Shipfield Close, Westerham  
Surrey TN16 2AU**

**Offers in excess of £650,000**

GUIDE PRICE £650,000 - £700,000 - SUPERBLY PRESENTED AND EXTENDED FIVE BEDROOM FOUR BATHROOM DETACHED HOUSE OFFERING SO MANY FANTASTIC FEATURES THAT ONLY EXTERNAL AND INTERNAL VIEWING WILL PROVIDE AN INSIGHT INTO WHAT THIS AMAZING FAMILY HOUSE OFFERS

Situated in a very popular residential cul de sac in Tatsfield this amazing family home is also in the school catchment area for Tatsfield Primary and Oxted schools.

Comprising spacious entrance hall, front reception and rear reception/sitting/dining room all with solid wood flooring. The modern fitted kitchen/breakfasting room has a door leading to the garden as does the sitting room. Downstairs there is also a small study, utility room and the integral garage is currently used as storage.

Upstairs there is the master bedroom with fitted wardrobes and drawers with en-suite four piece bathroom, a further two double bedrooms with en-suite shower rooms, a further double bedroom, a good sized single bedroom and modern family bathroom.

Externally, the attractively landscaped southerly aspect rear garden also offers a generous stone paved terrace providing an ideal area for outdoor dining. To the front there is a block paved driveway for several cars.





