



GUIDE PRICE: £399,950 FREEHOLD

AN ATTRACTIVE PERIOD STYLE TOWN HOUSE WITH BRICK, STONE AND TILE-HUNG ELEVATIONS, CONSTRUCTED IN 2008 BY PORTLAND HOMES. Occupying a sought-after address conveniently located for the town, the property offers well-proportioned accommodation arranged over three floors, to include a sitting/dining room with garden access and spacious master suite with shower room. The existing owner has improved the property during their period of ownership with the installation of fitted wardrobes and the property is offered to the market with the benefit of no onward chain.

- Modern Purpose-Built Character Home
- Approaching 1,000 SQFT Accommodation
- Master Bedroom With En Suite Shower Room
 - Two Further Bedrooms
- Full Bathroom & Ground Floor Cloakroom
- Kitchen • Lounge/Diner With Garden Access
 - Compact Courtyard Style Walled Garden
- Gated (Allocated) Parking Space To Rear
 - Convenient For High Street



VIEWING

Strictly by appointment only via James Millard Estate Agents
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Hosey Hill

Westerham, Kent TN16 1TB

POINTS OF NOTE

- Entrance hall with access to the cloakroom and a useful understairs cupboard
- Lounge/diner with feature fireplace with marble surround and inset gas fire, recessed ceiling lights and French doors out to the garden
- Kitchen comprising a comprehensive range of fitted wall and base cabinetry by Stoneham Kitchens with granite work surfaces over and integrated appliances including a tall fridge/freezer, electric oven, 5 ring gas hob with glass and stainless steel extractor hood above, microwave, dishwasher and washing machine. Inset stainless steel sink with mixer tap, ceramic tiled floor, recessed ceiling lights and window to the front
- Dual aspect master bedroom with fitted wardrobes. En suite shower room with cubicle, wash hand basin and WC. Velux window, part tiled walls and tiled floor, chrome ladder style towel rail, cupboard housing the boiler and linen cupboard with Heatrae Sadia water heater
- Second double bedroom with a range of fitted wardrobes
- Bedroom 3/study
- Bathroom with panelled bath and shower over with glass screen. Wash hand basin and WC, built in cupboards, chrome ladder style towel rail, extractor fan, shaver socket, part tiled walls and tiled floor
- Allocated secure gated parking space approached via Swan Place, visitors parking area, small partly-walled courtyard garden, raised flower bed and convenient gate to the parking

LOCATION

The historic town of Westerham is located in the valley of the River Darent in a central position between the larger towns of Sevenoaks and Oxted. Westerham's roots date back to the Vikings and Romans and today it has evolved into a charming market town attractive to residents, diverse businesses and visitors. The high street offers a comprehensive range of local shopping facilities, which include many interesting independent shops, together with a variety of cafés, pubs and restaurants. The town is surrounded by some of the finest countryside in Kent. Two of Westerham's most notable residents were Sir Winston Churchill and General James Wolfe both of whom had homes in the town, now open to the public.

Directions

From our offices in Westerham proceed east along the A25 down Vicarage Hill and taking the first right onto Hosey Hill.

SERVICES

Mains: water, electricity gas and drainage.

OUTGOINGS

Sevenoaks Council - Tel No. 01732 227000
Council Tax Band D - Rates for 2019/20 £1,894.93
EPC: C