



**Westerham Road**  
Sevenoaks, Kent TN13

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Charming and beautifully presented one bed period cottage with its own garden and off street parking.

- Period 1 bed house
- Modern interior
- Private garden
- Private parking

### ACCOMMODATION

You enter the property directly into the modern kitchen which is fitted with a range of cream wall and base units with complimentary wooden worksurfaces running over. There is a double butler sink with chrome mixer tap and a chrome wall mounted radiator.

Integrated appliances include a gas hob with extractor fan and oven, dishwasher and washing machine. The floor is tiled and there is a feature wooden beam and recessed spotlights.

The space is part open plan to the living room and there is a handy breakfast bar.

The living room is of generous proportion and again features wooden beams, recessed spot lights and an air conditioning unit. The space is completed with wide plank wooden flooring.

The modern shower room is also on this floor and comprises a walk in shower, wc, wash hand basin in a vanity unit with storage under, partly tiled walls and tiled floor along with modern, chrome fittings.

Stairs rise to the first floor where you find the bedroom which again has wooden beams, recessed spot lights and a fitted wardrobe.







## OUTSIDE

The property is approached via a driveway providing off street parking. A gate takes you through to the rear of the building where the front door is.

The rear garden is mainly laid with a patio with a small area of grass and a brick built flowerbed. There is an outside tap, a timber shed and the boundaries are fenced and hedged.

## SURROUNDING AREA

The property is located in Bessels Green on the western edge of Sevenoaks Town, 1.4 miles from Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes).

There are 3 fantastic pubs close by including The Kings Head just around the corner as well as number of amenities in Riverhead including a dentist, chemist, optician, barbers, butchers and a Tesco superstore.

Sevenoaks High Street is approximately 2 miles away, where one can find a further range of shops and restaurants and recreational facilities.

Access to the M25 (junction 5) and A21 is close by at the Chevening interchange, which leads to the major motorway network.

Further places of interest within the local area include Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place and Sevenoaks Wildlife Reserve among many others.



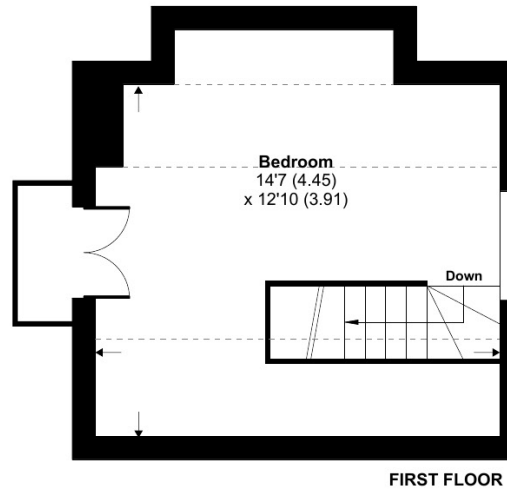
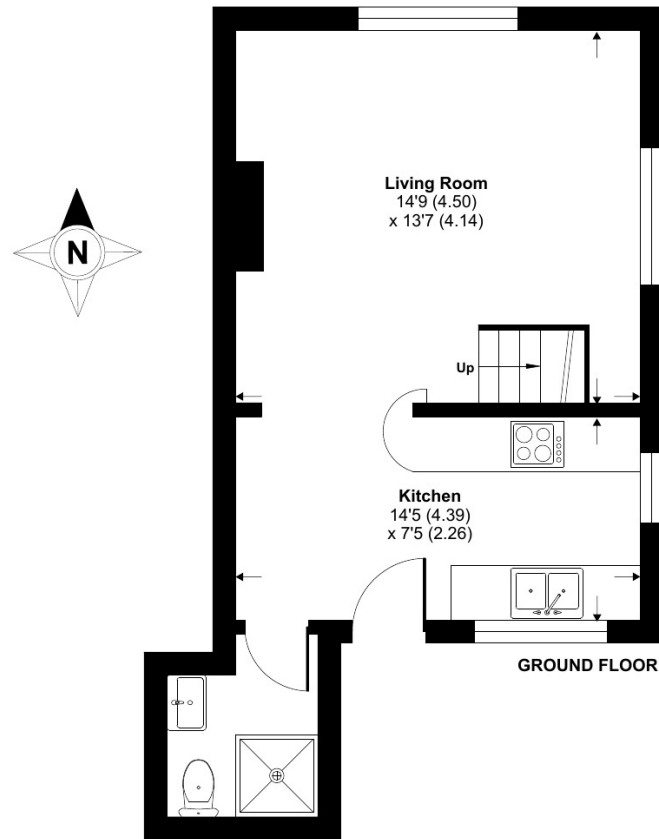
## Westerham Road, Sevenoaks, TN13

Approximate Area = 445 sq ft / 41.3 sq m

Limited Use Area(s) = 112 sq ft / 10.4 sq m

Total = 557 sq ft / 51.7 sq m

For identification only - Not to scale



Denotes restricted  
head height

### TENURE

Freehold.

### SERVICES

All mains services are connected.

### LOCAL AUTHORITY

Sevenoaks District Council - Band A

### ENERGY PERFORMANCE CERTIFICATE

EPC Rating D



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Humberts. REF: 989276

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