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3 Hartley Road, Westerham, Kent TN16 1ED

A well presented three bedroom mid terrace house located on the popular, Hartley Road, TN16. Call us NOW for more information, we are *Open 8am - 8pm 7 Days a Week*



£435,000 Freehold

PROPERTY DESCRIPTION

A well presented three bedroom mid terrace house located on the popular, Hartley Road, TN16. This family home enjoys three bedrooms including two doubles, a contemporary first floor family bathroom, newly replaced double glazed windows, a fitted kitchen, off street parking and a rear garden. Call us NOW for more information, we are ****Open 8am - 8pm 7 Days a Week****

FEATURES

- MID TERRACE HOUSE
- THREE BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- OFF ROAD PARKING
- WALKING DISTANCE TO WESTERHAM HIGH STREET
- GARDEN



ROOM DESCRIPTIONS

SITUATION

The property is located on Hartley Road in central Westerham. The town of Westerham enjoys a variety of shopping facilities, antique shops, and excellent restaurants, bars and pubs. The larger towns of Oxted and Sevenoaks are approximately 4 and 7 miles away respectively and both provide mainline rail services: Oxted into London Victoria and London Bridge. Sevenoaks into Charing Cross/Cannon Street. The M25 is easily accessed nearby at junction 6 approximately 5 miles in distance. Gatwick Airport can be accessed in 35 minutes from the property.

The area is well served for schooling with primary schools available nearby in Westerham, Brasted and Limpsfield. There are a host of schools locally for secondary education with Oxted, Judd Boys Grammar, Weald of Kent, Tonbridge Girls Grammar in Tonbridge and Knole Academy in the public sector. There are excellent private schools in Sevenoaks, Oxted, Sundridge and Tonbridge

PORCH

Entered through the porch and the solid wood front door, the hallway with a radiator and a front facing window. The first floor is also located from here via a carpeted staircase.

LIVING ROOM

A bright sitting room with carpeted flooring, a front facing double glazed window, a feature fireplace and a radiator.

KITCHEN

The kitchen breakfast room with stripwood flooring, a pantry cupboard, a range of solid wood worktops, a deep butler sink with mixer taps, an electric oven/grill, a five ring gas burner, polished steel extractor, wall and base units, LED spotlights, an under stair cupboard, two radiators, space for a dining set, a rear facing double glazed windows, space for a free standing fridge/freezer and double glazed French doors leading to decking.

BEDROOM ONE

Primary double bedroom with carpeted flooring, an integral wardrobe, a large front facing window and a radiator.

BEDROOM TWO

Second double bedroom, a radiator, a rear facing double glazed window, carpeted flooring and a integral wardrobe.

BEDROOM THREE

A further bedroom with carpeted flooring, a front facing double glazed windows, integrated hanging space and a radiator.

FAMILY BATHROOM

Contemporary fully tiled family bathroom, an encased bath tub with shower extension, a shower cubicle with rainfall attachment, a low level W/C, a pedestal hand basin with mixer taps, LED spotlights and a frosted double glazed window.

OUTSIDE

To the front is a brickpaved driveway with space to park two vehicles off street, herbaceous border and access to the & and front door.

To rear is a pleasant garden which is mostly laid to lawn with, decking area, a garden shed, views over neighbouring fields and flower and plant beds.

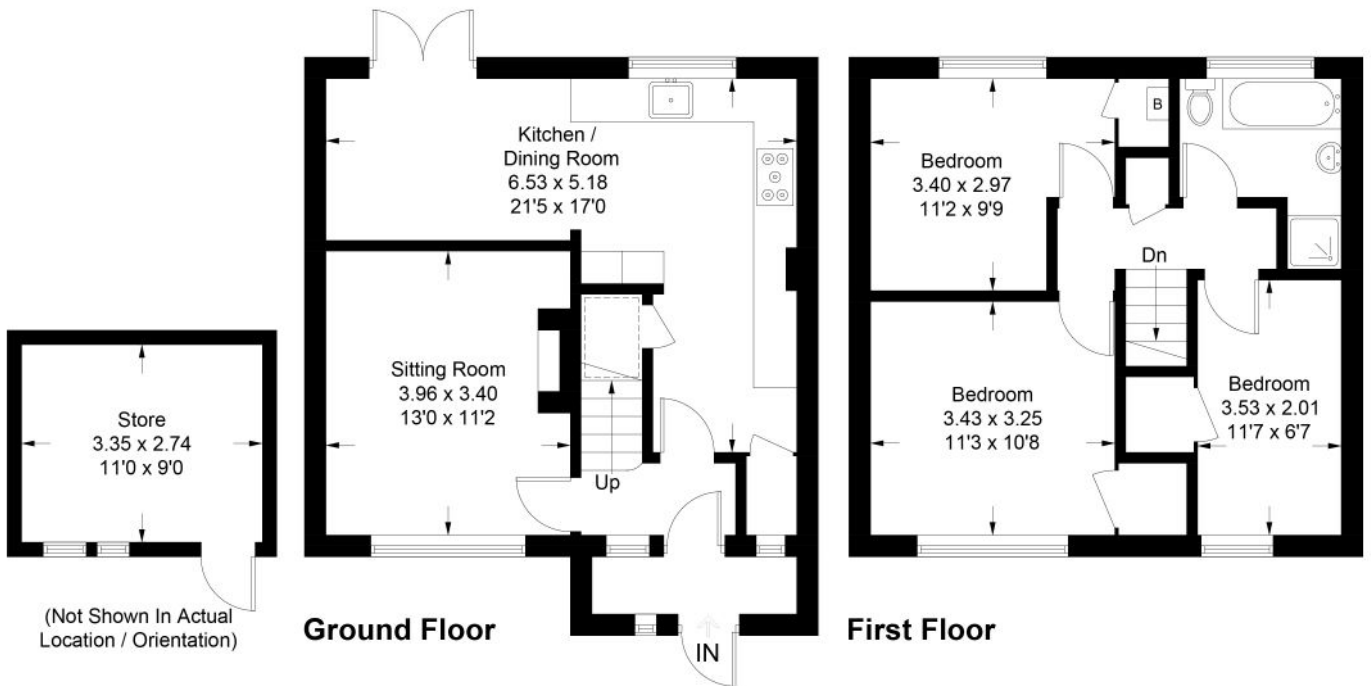


FLOORPLAN & EPC

Approximate Gross Internal Area = 86.7 sq m / 933 sq ft
 Store = 9.2 sq m / 99 sq ft
 Total = 95.9 sq m / 1032 sq ft



 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID964716)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	