



WESTERHAM

KENT,

Guide Price £575,000 Freehold

JACKSON-STOPS



**2 AUSTIN COURT
LONDON ROAD, WESTERHAM, KENT, TN16 1HE**

**** CHAIN FREE ** AN ATTRACTIVE & SPACIOUS
TOWNHOUSE IN A GATED SETTING WITHIN A FEW MINUTES
WALK OF WESTERHAM GREEN**



DESCRIPTION

Austin Court was constructed by Berkeley Homes in 2000, this attractive and spacious town house arranged over three floors with plentiful storage, is situated within a gated setting of just six dwellings, conveniently located within a few minutes' walk of the green with its superb mix of day-to-day amenities, independent stores and restaurants.

Internally, the airy hallway with its stairway and versatile third bedroom/study, which has use of a shower room. On the first floor is a well-proportioned kitchen/dining room with generous preparation space, integrated appliances, ample space for a family sized dining table and chairs and direct access to the private paved courtyard styled garden, ideal for al fresco dining. A sitting room with French doors to a private front facing balcony, serves as an ideal accompaniment. There is also a family shower room on this level. The second floor is home to the generous main bedroom with integrated wardrobes and en suite bathroom. The guest bedroom, also has an en suite shower room. A boarded loft with excellent head height offers further, easily accessible storage space or potential for conversion (subject to the usual consents).

Externally, to the front, the property benefits from private parking, a recently installed electric car charging point and access via an electrically operated roller door to a single garage with integral mezzanine storage level.

FEATURES

- Entrance Hallway
 - Sitting Room
 - Kitchen/Dining Room
 - 3 Bedrooms
 - 3 Bath/Shower Rooms (2 en suite)
 - Family Shower Room
 - Large Boarded Loft Space
 - Low Maintenance Private Courtyard Garden
 - Car Port
 - Integral Garage.
-

SITUATION

Centrally located in the highly desirable and historic market town of Westerham with its thriving shops, cafes and boutiques. Westerham has a church, library and primary school and is surrounded by extensive, greenbelt countryside providing numerous walks as well as facilities for sports and other recreational activities, in addition to numerous properties of historic interest such as Chartwell, the home of Sir Winston Churchill. The larger towns of Oxted and Sevenoaks are 4.6 miles and 4.8 miles respectively. Both towns have a variety of shops, restaurants and leisure facilities. Oxted mainline station offers links to London Bridge and London Victoria, whilst Sevenoaks station provides services to London Bridge, Waterloo and Charing Cross. There are many excellent schools in the area including Oxted School, Woldingham School for girls, Hazelwood, Radnor House, Sevenoaks School and Trinity Free School. The property has easy access to M25 junction 5 with it being just 3 miles away.

PROPERTY INFORMATION

- Services: All main services
- Maintenance and insurance charge relating to the gates/driveway area is circa £750 -£800 per annum.
- Local Authority: Sevenoaks District Council
- Council Tax band: E
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

VIEWINGS

Strictly by appointment through Jackson-Stops. Tel: 01883 712375

DIRECTIONS

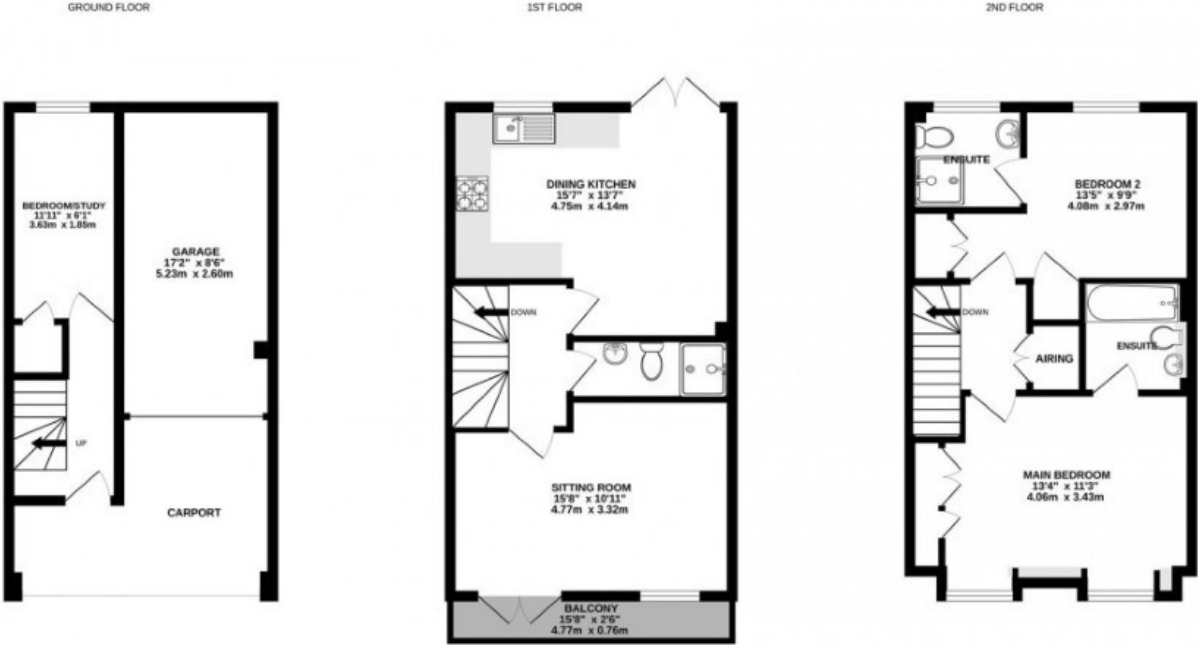
From the M25 junction 5, signposted Westerham/Riverhead. Take the A25 to Westerham and upon reaching Westerham Green, turn right immediately after the green onto London Road. Proceed ahead and Austin Court will be found shortly on the right hand side.



IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1206sq.ft. (112.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



OXTED

01883 712375

oxted@jackson-stops.co.uk
jackson-stops.co.uk

OnTheMarket.com

rightmove

Zoopa



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910