



Viewlands Avenue, Westerham, Kent TN16 2JE



BUNTING & BUNTING

Fantastic spacious four-bedroom detached home in a desirable semi-rural location with a great garden and detached garage, plus agreed planning.

- Two Ways is a special home which offers balanced living and bedroom space, extending to just under 2,000 square feet internally. The property fronts Grays Road but is accessed via Viewlands Avenue.
- To the front of the house there is a walled front garden with gated access to the gravel driveway which offers parking for several cars.
- The ground floor offers an excellent sense of space with a welcoming central hallway off which the rooms and stairs lead.
- The dual aspect sitting room is at the rear of the house and features an attractive limestone fireplace with wood burning stove, oak flooring and French doors to the patio and garden.
- The country style wood kitchen overlooks the garden, has a bespoke dresser unit, butler sink and integrated appliances and a range style dual fuel Falcon oven and benefits from an adjoining utility space with a door to the garden.
- At the front of the house is a charming dining room with an attractive bay window. Directly behind is a study / office room with fitted furniture / cupboards. The ground floor also benefits from a WC off the hallway.



- The integral garage can also be accessed from hallway. It benefits from a fob operated electric roller door and houses the boiler and water tank. There is potential to incorporate this into the main body of the house if desired subject to the necessary permissions.
- Upstairs there are four characterful bedrooms, which optimise the available floor space, plus a modern family bathroom and part galleried landing with central roof light. The main bedroom benefits from a stylish en-suite with a bath and separate shower, plus fitted wardrobes and drawers. The hallway has access to a boarded loft space.
- The delightful south-east facing rear garden has a level lawn and paved seating area, with a path leading to the rear gate and the 258 square foot detached garage with mezzanine level storage in front of which there is additional parking.
- The house also benefits from a separate 258 square foot detached garage with mezzanine level storage and its own dedicated parking area in front, which is also accessed from Viewlands Avenue.

Planning / permitted development information:

- There is agreed permitted development to add a 54 square metre / 581 square feet annexe in the rear garden and to extend the living room further if required. Draft plans are available on request or on the Bromley Council website.



LOCATION

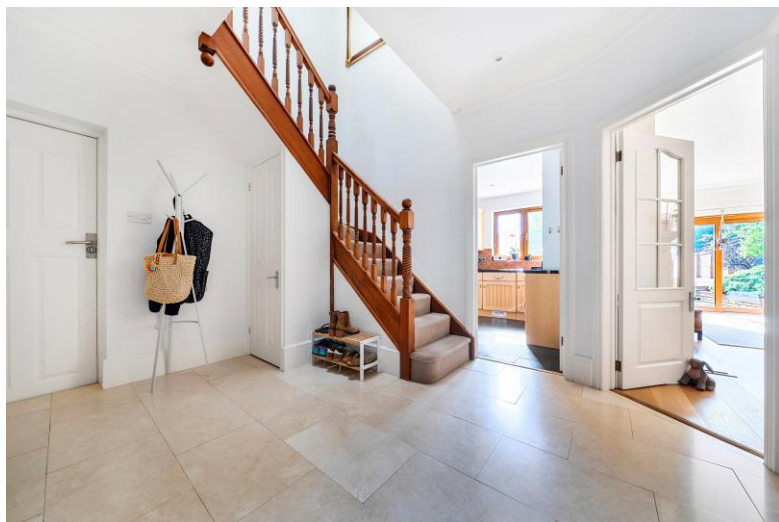
Viewlands Avenue is a quiet residential cul-de-sac, just off Grays Road. Grays Road runs between Westerham Hill and Knockholt village.

This desirable semi-rural area is surrounded by beautiful countryside, and remains accessible to nearby villages and towns, including the historic market town of Westerham and Biggin Hill, plus the larger towns of Sevenoaks, Orpington and Bromley.

The mainline stations at Orpington and Chelsfield (both Zone 6) offer good links to London (6.4 and 5.9 miles away respectively). Sevenoaks and Oxted Stations also both offer fast services to central London. Additionally, the property is conveniently located a few miles from three M25 junctions (4, 5, and 6), offering excellent access to the wider motorway network.

The area is also well served by a selection of excellent schools, both state and independent, making it a popular choice for families.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure – Freehold

Local Authority – Bromley

Council Tax – E

Services – Mains Gas, Electricity,
Water & Drainage

Viewings – All viewings via Bunting &
Bunting. Contact us for an appointment or
for more details.

IMPORTANT NOTICE: Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.



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Approximate Area = 1982 sq ft / 184.1 sq m (Includes Integral Garage)

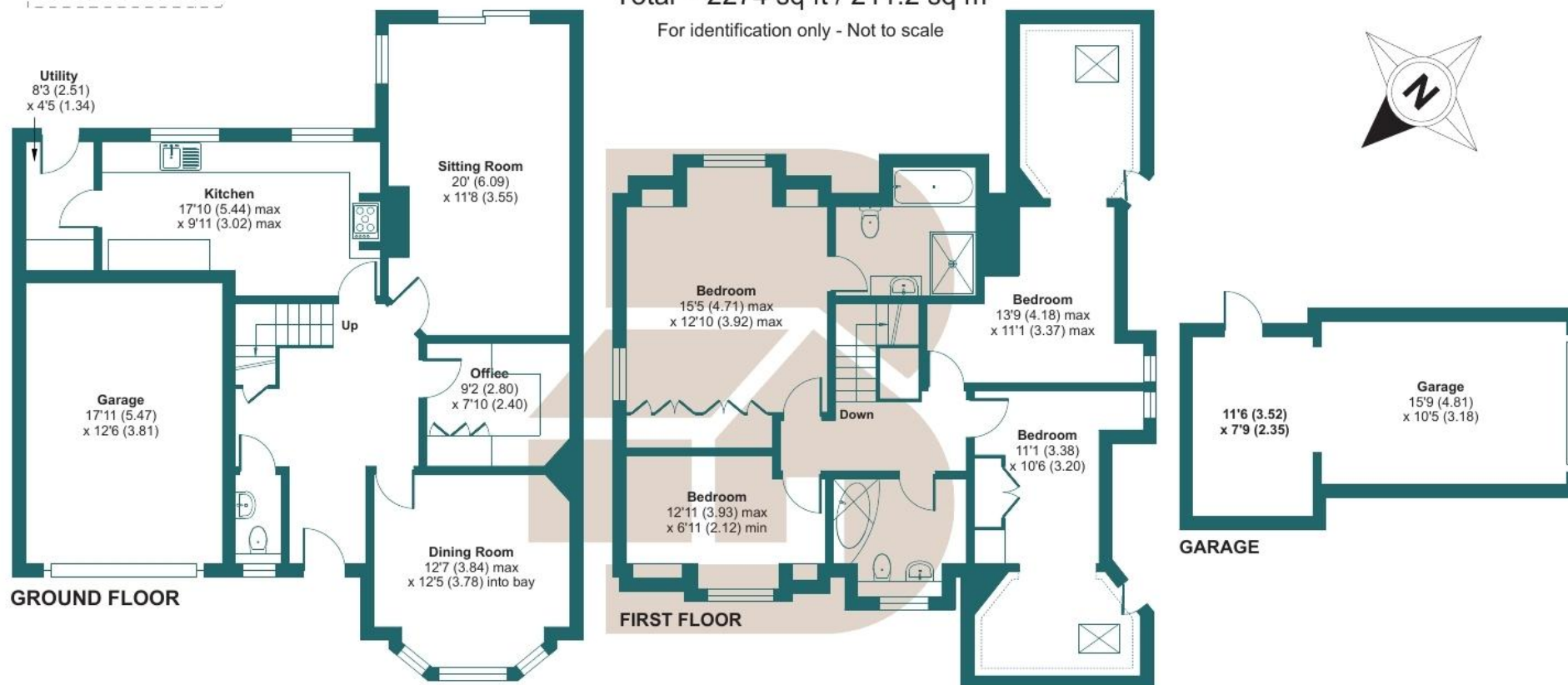
Limited Use Area(s) = 34 sq ft / 3.1 sq m

Detached Garage = 258 sq ft / 24 sq m

Total = 2274 sq ft / 211.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bunting and Bunting. REF: 1350968



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