



Madan Road
Westerham - Offers In Excess Of £615,000

Johnson's
Independent Property Agents
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the property



Madan Road Westerham

Offers In Excess Of
£615,000

- A LARGE 4 BEDROOM SEMI DETACHED VICTORIAN FAMILY HOME
- TWO RECEPTION ROOMS
- FULLY FITTED SHAKER STYLE KITCHEN WITH LOADS OF CUPBOARD SPACE AND INTEGRATED APPLIANCES
- MASTER BEDROOM WITH ENSUITE SHOWER AND A WALK IN DRESSING ROOM
- LOFT STORAGE AND LAUNDRY DRYING ROOM
- REAR DRIVEWAY FOR TWO LARGE VEHICLES WESTERLY FACING

OPEN DAY SATURDAY 18TH MAY 2024 -BY APPOINTMENT ONLY - Johnson's Independent Property Agents are pleased to offer this beautiful Victorian four-bedroom semi-detached family home that has been sympathetically remodelled and tastefully re-decorated throughout by the current owners, adding modern features in keeping with this spacious period property located in a popular residential road, near the sought-after village of Westerham in Kent.

Planning permission agreed for a new rear extension to add an open plan dining room and kitchen plus a new build double garage with space for two large cars, a home office/garden room with a roof deck to which a photovoltaic array of solar panels can be mounted to provide annual energy of around 6,550kWh to power the home and any electric vehicles power points.



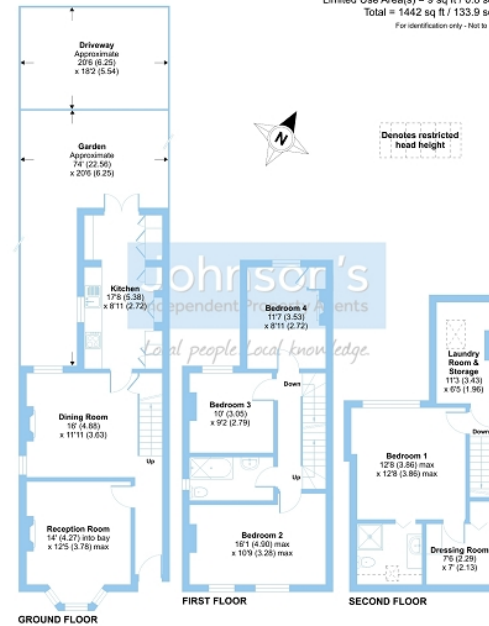
How energy efficient is the property?

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		81
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

the layout

Madan Road, Westerham, TN16

Approximate Area = 1433 sq ft / 133.1 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Total = 1442 sq ft / 133.9 sq m
For identification only - Not to scale





the local area



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