



Ibbett Mosely

Cherry Tree Cottage, 46 Eardley Road, Sevenoaks, Kent, TN13 1XT



Cherry Tree Cottage, 46 Eardley Road, Sevenoaks, Kent, TN13 1XT

A CHARMING COTTAGE FORMING THE REAR SECTION OF A VICTORIAN SEMI-DETACHED HOUSE WITH ACCOMMODATION OVER TWO FLOORS, PARKING AND A GARDEN.

PRICE: OFFERS IN EXCESS OF £450,000 FREEHOLD

- Central Conservation Area Location
- Sitting Room with fireplace
- Lovely Garden
- Council Tax Band C
- 0.4 miles to the Station
- Kitchen
- Private parking
- 1/2 Bedroom House
- Upstairs Bathroom
- No Chain

This charming cottage style house is a TRUE GEM tucked away in Eardley Road less than half a mile from both the MAINLINE STATION and SEVENOAKS HIGH STREET. Add the fact it has a pretty garden and OFF ROAD PARKING it makes it a must see. The accommodation includes 1/2 BEDROOMS (the second is an ideal study, nursery or dressing room), bathroom, kitchen and a SITTING ROOM with FIREPLACE. * NO CHAIN *

Description

The property is approached over a driveway to the side of 46 Eardley Road. The driveway provides access to a parking space and there is a right of way over it for the property to the rear. The pretty rear garden is fenced with an established lawn and well stocked mature borders and beds.

The accommodation is arranged over two floors. Downstairs the entrance hall has windows to two aspects and stairs rising to the first floor. The characterful sitting room has a fireplace with cupboard to the alcove and a window to the front.

The kitchen has wall and base units and integrated appliances include oven, hob, dishwasher and washing machine plus an under counter fridge. It has a window looking down the garden.

Upstairs the landing has a window looking over the garden and beyond plus a hatch leading to a boarded loft space. There are two bedrooms, the main room has an alcove with hanging space. The second bedroom would make an ideal study, nursery or dressing room. there is also a bathroom with a shower over the bath. The property has gas central heating.

Location

The property is located in a popular residential area equidistant between the High Street and station, less than half a mile from each. Sevenoaks is now considered to be one of the most sought-after locations to live in the UK with a charming town centre offering a variety of restaurants, shops and services, as well as stunning local countryside including Knole Park nearby.

There are excellent links for the commuter. London is accessible by rail in around 30 minutes with regular services to Charing Cross. There is also access to the national motorway network via the M25 at Junction 5. There is an excellent selection of private and state schooling in the area including several outstanding primary schools, Sevenoaks School, Walthamstow Hall and the state schools including popular grammar schools

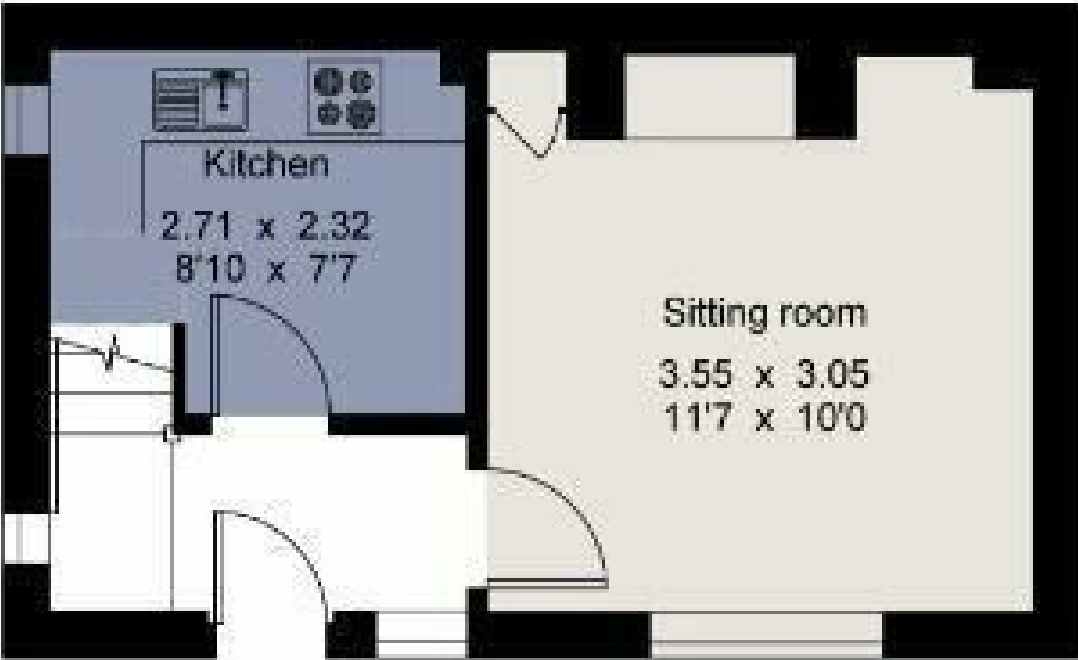
Directions

From our office in the High Street, proceed north and turn left at the lights. At the end of the road turn right at the next lights and immediately left into Eardley Road. The property will be found to the rear of number 46, towards the end of the road on the right.

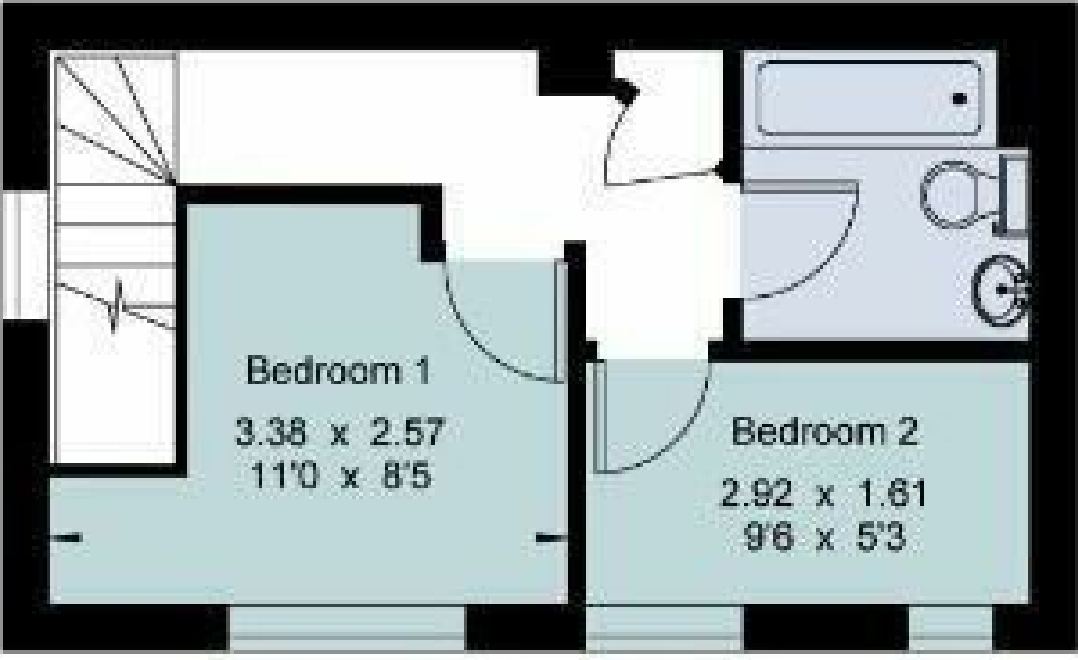


Cherry Tree Cottage, Sevenoaks

Gross internal area (approx) 46 sq m/ 495 sq ft



Ground floor



First floor

Ibbett Mosely

Sevenoaks 01732 452246

EPC Rating- E

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0

...a name you can trust
offices in Kent and London