



Ibbett Mosely

5 Childsbridge Way, Seal, Sevenoaks, TN15 0DG





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**A GREAT OPPERTUNITY TO PURCHASE A LINK DETACHED 3 BEDROOM HOME IN NEED OF MODERNISATION, SITUATED ON A PRIVATE ROAD IN SEAL**

**GUIDE PRICE: £550,000**

- 3 Bedrooms
- Off Street Parking
- Private Road Setting
- Link Detached
- Requires Modernisation Throughout
- Council Tax Band F
- Large Garage
- Long Garden
- EPC Rating E

Welcome to Childsbridge Way, Seal, Sevenoaks - a charming property with great potential! This delightful house boasts 2 large reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 bedrooms and 2 bathrooms, there's ample space for a growing family or those in need of a home office.

Situated on a private road, this property offers a sense of exclusivity and tranquillity. The driveway with a garage provides convenient parking and storage options, adding to the practicality of this home.

Although this property requires modernising, it presents a fantastic opportunity to create a space that truly reflects your style and preferences.

Don't miss out on the chance to own a property in this sought-after location. With a bit of vision and effort, this house could be turned into a stunning residence that you'll be proud to call your own.

### DESCRIPTION

As you enter the property you have a small porch area that leads into the hallway with staircase and the sitting room to the right, featuring a fireplace and window to the front. The rear of the property comprises of the kitchen, utility room and then through into a large dining space that is ideal for families, especially as it has a sliding door straight into the garden. Also to the rear of the property is a downstairs shower room, a brick built lean-to and internal door into the large garage, ideal for storage. The upstairs accommodation comprises of two double bedrooms, a single room and a family bathroom with separate loo.

### LOCATION

The property is within easy reach of the village centre of Seal which is an historic village with a vibrant community and offers a range of day to day shopping facilities and other amenities including a primary school, library, church and restaurants. Sevenoaks Town Centre is approximately 2.5 miles away offering a wide range of shopping facilities and



amenities including a sports centre, theatre/cinema, restaurants and a mainline station with services to London on the Charing Cross/Cannon Street Line. Closeby in the village of Otford there is a station offering services to London on the Victoria/Blackfriars line.

There are a number of highly regarded schools in the area both state and independent including Sevenoaks CP, Amherst Junior School, St Thomas RCP and Lady Boswells CEP schools. Secondary schools include Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar School, Knole Academy, Walthamstow Hall, Trinity and St Michaels and Russell House in Otford. A wide range of leisure facilities: Wildernesse and Knole Golf Clubs in Sevenoaks, Nizels Golf and Leisure Centre in Hildenborough. For those who enjoy walking, there are a number of popular footpaths in and around the villages of Kemsing and Seal. Motorway links: The M25 can be accessed at the Chevening interchange which is about 3 miles away linking to other motorways, the Dartford River Crossing, Channel Tunnel and Gatwick and Heathrow airports.

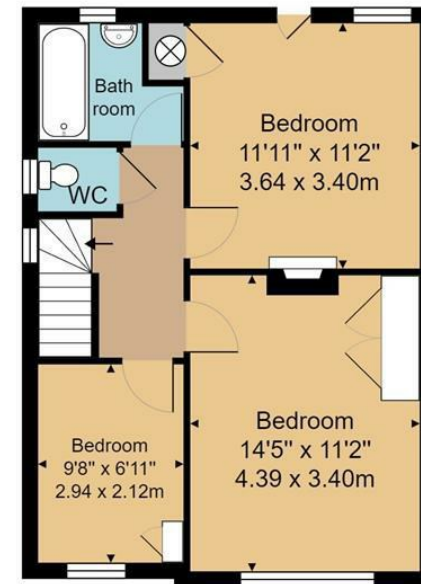
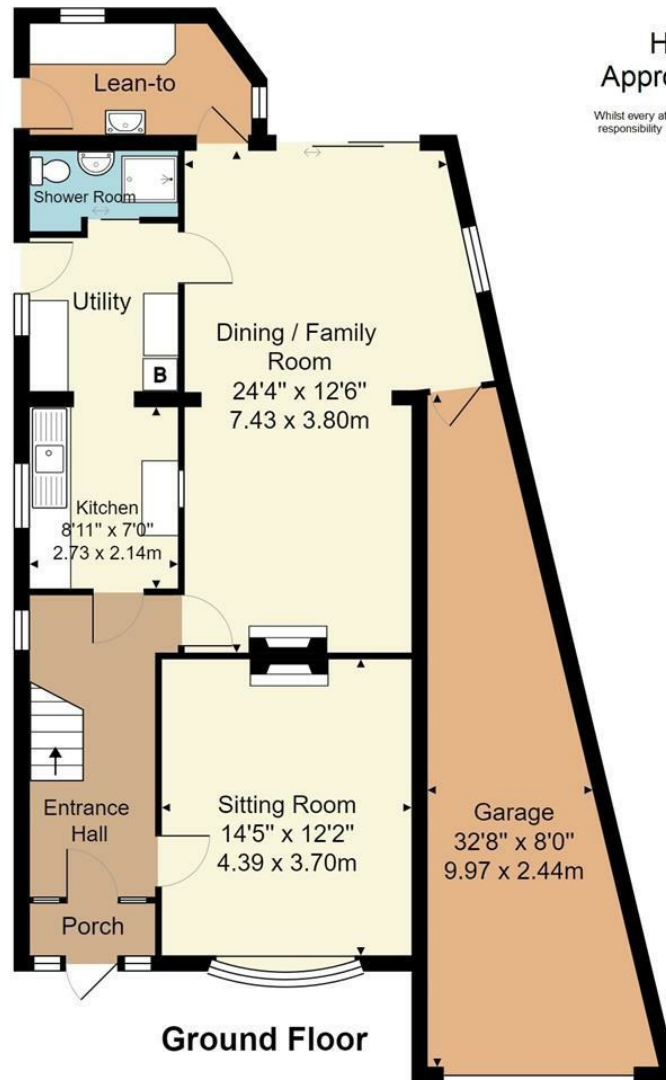
### DIRECTIONS

Proceed north bound out of Sevenoaks on the Seal Hollow Road and at the traffic lights turn right on to the A25. Upon reaching the village of Seal turn left at the library and then first left into Childsbridge Lane. After about ¼ of a mile turn right into Childsbridge Way where the property will be found on the right.



House Approx. Gross Internal Area 1316 sq. ft / 122.3 sq. m  
 Approx. Gross Internal Area (Incl. Garage) 1580 sq. ft / 146.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- E**

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