



Ibbett Mosely

10 Shenden Way, Sevenoaks, TN13 1SE



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A DETACHED CHALET STYLE BUNGALOW WITH THREE BEDROOMS DOWNSTAIRS PLUS AN ATTIC BEDROOM IN NEED OF UPDATING AND REFURBISHMENT SET ON A LARGE PLOT WITH POTENTIAL TO EXTEND OR EVEN BUILD A REPLACEMENT DWELLING SUBJECT TO PLANNING.

GUIDE PRICE: £850,000 FREEHOLD

- 3/4 Bedrooms (including Attic Bedroom)
- Dining Room
- Large Plot with Potential for Development (STP)
- Bathroom and 2 WCs
- Kitchen
- No Chain
- Sitting Room
- Garage, Car Port and Driveway
- Council Tax Band E - EPC rating E

If you are looking for a project this could be the one for you. This DETACHED CHALET BUNGALOW sits on a LARGE PLOT with bags of potential to extend to make a substantial family home or even to re-develop completely (subject to planning). Or it could be refurbished as a BUNGALOW for someone downsizing. Either way it is ready to go with NO ONWARD CHAIN.

Description

A charming detached chalet bungalow with immense potential waiting to be unlocked! This property boasts an exclusive location on the sought-after south side of Sevenoaks town, offering a tranquil and picturesque setting for its future owners.

With two reception rooms, three/four bedrooms, and a bathroom with two WCs, this property could be modernised and provide space for a family or those looking to downsize. The large plot on which the house sits presents an exciting opportunity for development, subject to planning permission,

allowing you to truly make this property your own.

Although in need of complete refurbishment, this property offers scope for you to unleash your creativity and design a home that suits your taste and lifestyle perfectly. Additionally, for those looking for a fresh start, there is potential to replace the current dwelling with a new, modern home that meets all your requirements - subject to planning as required.

Don't miss out on the chance to transform this property with potential into your dream home. Embrace the challenge, unleash your imagination, and create a space that reflects your personality and aspirations.

Location

The property is situated south of Sevenoaks School and the High Street. Sevenoaks has recently been recognised as one of the most aspirational commuter towns to live in.

Sevenoaks Town Centre has an abundance of small independent speciality shops and boutiques alongside M&S and Waitrose. You'll be spoiled for choice by the number of outstanding pubs and restaurants both in town and the surrounding villages. The Stag Community Arts Centre offers a rich and varied calendar. However, Knole is really the jewel in the town's crown. Situated on the eastern edge of Sevenoaks, this stunning 600-year-old stately home combines numerous historic treasures with an imposing walled garden and 1,000-acre deer park. Sporting facilities in and around the area include riding schools, a cricket club, tennis, fishing and sailing facilities as well as a choice of golf courses. Additionally, the Sevenoaks Leisure Centre offers an excellent gym and pool and there's a wide variety of private health club facilities in the area.

Primary Schools: Amherst School, Riverhead Infant School, Sevenoaks CP, St Thomas' RCP, Lady Boswell's CEP School and St John's CEP.

Secondary Schools: Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy and The Trinity School in Sevenoaks. Skinners' School, Tunbridge Wells.

Independent Schools: Walthamstow Hall, Solefields, the Granville and New Beacon Schools in Sevenoaks, St Michaels & Russell House Schools in Otford. Radnor House in Sundridge.

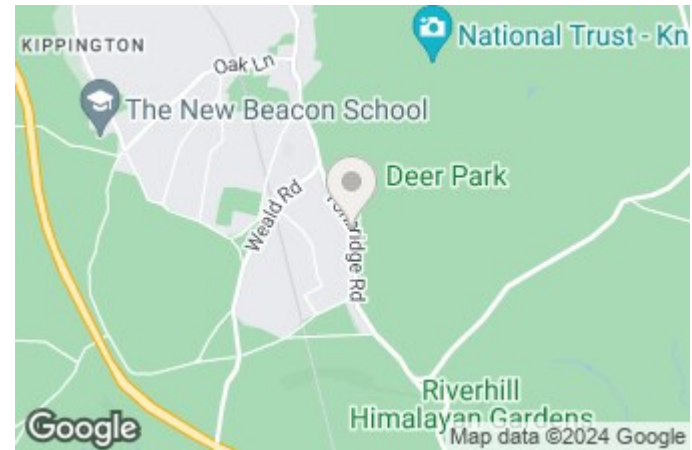
Motorway Links: The A21 is a short drive away linking to the M25 via the Chevening interchange linking to other motorway networks, Gatwick and

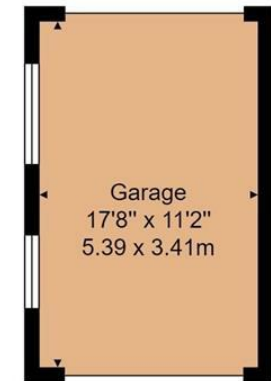
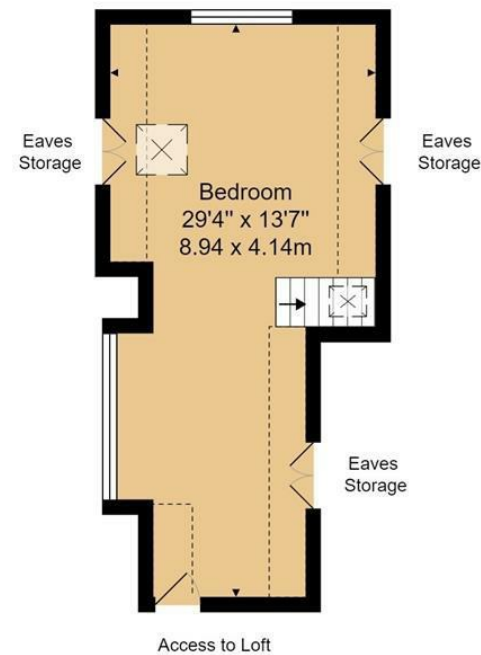
Heathrow Airports, The Channel Tunnel and the Dartford River Crossing.

Mainline stations: Sevenoaks Mainline Railway Station taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross; Bat and Ball railway station with services to London Bridge/Victoria/Blackfriars taking around 50 minutes.

Directions

From Sevenoaks High Street proceed south, passing Sevenoaks School on the left and leave the town centre. After about half a mile Shenden Way will be found on the right and the property along the road on the right.





House Approx. Gross Internal Area
1630 sq. ft / 151.4 sq. m

Garage Approx. Internal Area
198 sq. ft / 18.4 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

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EPC Rating- E

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