

FOR SALE
Ibbett Mosely
CHARTERED SURVEYORS AND ESTATE AGENTS
ibbettmosely.co.uk
01732 452246

10A

BRIARS
10A

Ibbett Mosely

10a Wickenden Road, Sevenoaks, TN13 3PJ



10a Wickenden Road, Sevenoaks, TN13 3PJ

A RARE OPPORTUNITY TO OWN AN END-TERRACE HOUSE IN THIS POPULAR RESIDENTIAL AREA AT A VERY COMPETITIVE PRICE.

**PRICE: £350,000 FREEHOLD
Council Tax Band C - EPC rating**

- A Rare Find!
- Open Plan Living Space
- Pretty Private Garden
- 1 Double Bedroom
- Includes a Modern Kitchen
- On Road Parking
- Upstairs Stylish Bathroom
- Living Room with French Doors
- No Chain

This is a rare find - a ONE BEDROOM end-terrace HOUSE with its own GARDEN all presented almost as new and located in a popular residential area close to local shops, schools and 2 MAINLINE STATIONS. The property was built by the current owners adjacent to their own home. OFFERED WITH NO ONWARD CHAIN and superbly presented ready to move straight in.

Description

The owners converted this into an independent house and garden some 4/5 years ago. It is now presented almost as new with useful features including plenty of storage and 'pocket' doors to save space. It has its own gardens to the front and side - offering good levels of privacy and south-westerly aspects making it a pleasant space to sit or enjoy entertaining alfresco. Other features include double glazing, gas central heating and its own CCTV set up.

The accommodation is arranged over two floors.

Downstairs a feature canopied entrance porch leads into the open-plan living space. There is a fitted kitchen with breakfast bar acting as both a place to sit and eat and a divider that defines the sitting/dining area. The kitchen includes a range of appliances, including oven and induction hob. The sitting area has French doors opening to the garden and a staircase rising to the first floor. There is also a useful fitted desk tucked away under the stairs.

Upstairs there is a landing with hatch to the fully-boarded loft (no ladder). The double bedroom has a comprehensive range of fitted wardrobes with extensive hanging, shelving and drawer space. The Stylish bathroom has a white suite including a 'P' shaped bath with screen and shower over. There is further useful storage built-in.

Location

The property is located in a sought-after residential area of Sevenoaks, within easy reach of many amenities. The town centre (approx 1 mile) and

mainline station (under 1 mile) are both within easy reach as is Bat and Ball Station.

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 Park 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.

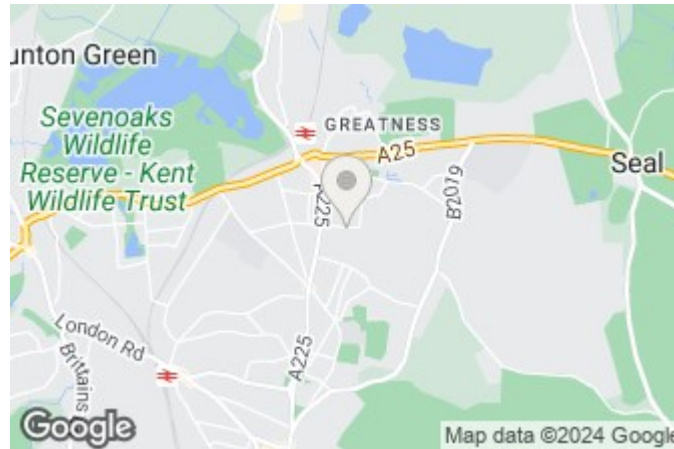
There are excellent local schools across all age ranges, both state and independent.

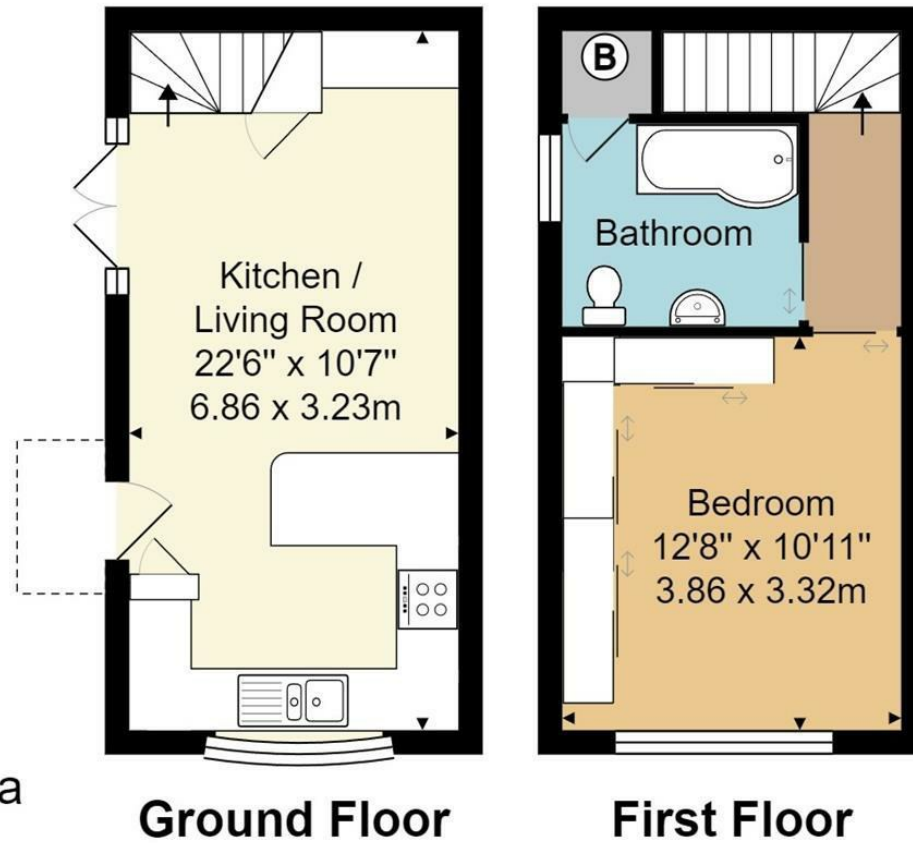
For the traveller/commuter the M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, Ashford International, Bluewater, Dartford River Crossing, the coast and Channel Tunnel. Nearby Sevenoaks Mainline Railway Station has excellent services to London taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross.

Directions

From Sevenoaks High Street proceed north, through the traffic lights, passing The Vine on the

right continue down St Johns Hill. After approx 1 mile turn right into Wickenden Road where the property will be found on the left.





Approx. Gross Internal Area
485 ft² ... 45.0 m²

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- D

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