



Ibbett Mosely

Moor Cottage The Moor Road, Sevenoaks, Kent, TN14 5EB



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AN END-TERRACE HOUSE ON A CORNER PLOT WITH A SMALL PRIVATE GARDEN AND ITS OWN DRIVEWAY OFFERING OFF-ROAD PARKING ON THE NORTHERN OUTSKIRTS OF SEVENOAKS

PRICE: £400,000 FREEHOLD

- 2 Bedrooms - Each En-Suite
- Downstairs Cloakroom
- Gardens To Front and Rear
- Sitting Room
- Gas Fired Central Heating
- Driveway with Off-Road Parking
- Kitchen/Dining Room
- Double Glazed
- Council Tax Band D EPC rating C

A modern END-TERRACE HOUSE on the north side of SEVENOAKS within easy reach of BAT & BALL STATION, local schools and shopping amenities. Cleverly designed with 2 BEDROOMS each EN-SUITE, a generous sitting room and a fitted kitchen/dining room. It is on a corner plot with a small garden and a PRIVATE DRIVEWAY with PARKING for at least 2 cars. It is offered with NO CHAIN

Description

This end-terrace house was built in 2008 and is of traditional brick elevations under a tiled roof. It sits on a corner plot with gardens to both front and rear. The private driveway is to the front and provides off-road parking. The property has been rented out by the owner for a number of years, the current tenant has given notice and is moving into their own home soon so there is no onward chain.

The accommodation is arranged over two floors. Downstairs the entrance door leads to both downstairs rooms and the cloakroom/wc. The

double aspect sitting room is at the front with French doors leading to the front garden. There is a staircase up to the first floor. The kitchen is to the rear with enough space for a table and chairs and door leading to the rear garden.

Upstairs there are two double bedrooms, the main bedroom has an en-suite bathroom and the second has an en-suite shower room and a built-in cupboard. There is a further cupboard on the landing housing the combi gas boiler (installed 2024)

Location

This property is at the entrance to a cul-de-sac in a mixed residential area near a well-designed modern commercial premises. It has a range of local shops and approximately a 10 minute walk to Bat and Ball Station where it takes approximately 45 minutes to Cannon Street/London Bridge/Charing Cross and an hour to Blackfriars via the Thameslink service.

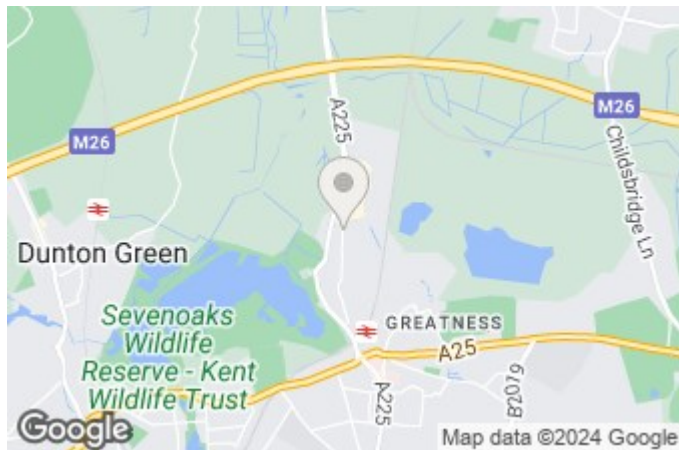
Sevenoaks Town Centre and Mainline Station are 2

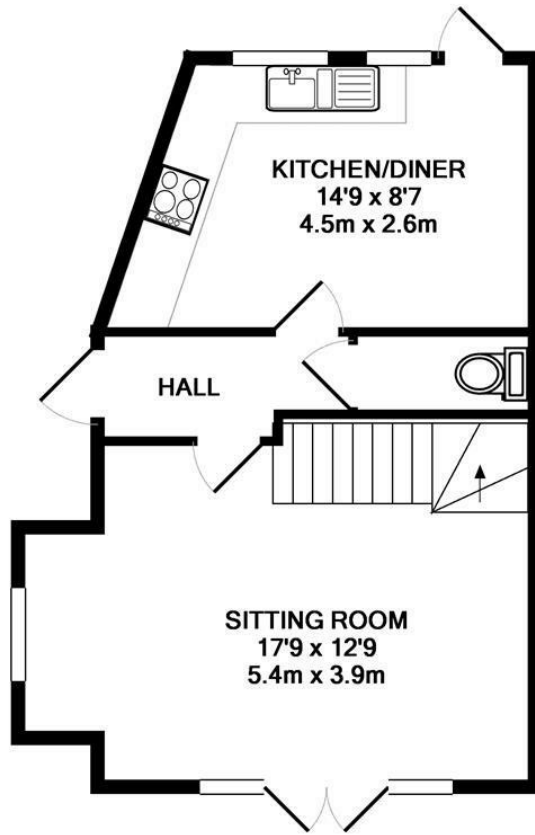
miles from the property and the area is served by main bus routes. The town has an abundance of small independent speciality shops, boutiques, pubs and restaurants. The Stag Community Arts Centre offers a rich and varied calendar. Knole Park is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park.

Excellent sporting facilities in and around the area. The Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs.

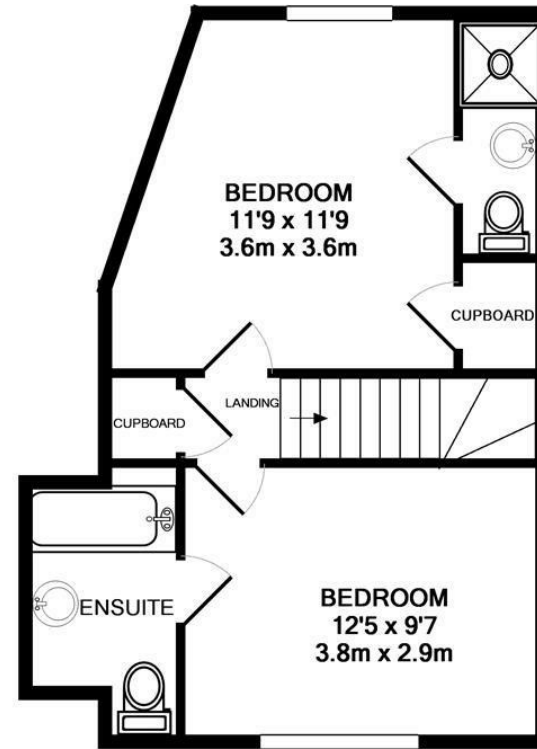
Directions

From the direction of Sevenoaks High Street proceed northwards passing the Vine cricket ground on the right hand side and descend St Johns Hill. Upon reaching the Bat & Ball traffic lights proceed straight over, and turn second right into Cramptons Road. Follow this road almost to its conclusion and just before the left hand bend turn right into The Moor Road where the property will be found straight in front on the left on the first right hand bend.





GROUND FLOOR
APPROX. FLOOR
AREA 35.2 SQ.M.
(379 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.2 SQ.M.
(379 SQ.FT.)

MOOR COTTAGE, MOOR ROAD, SEVENOAKS
TOTAL APPROX. FLOOR AREA 70.4 SQ.M. (758 SQ.FT.)



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Sevenoaks 01732 452246

EPC Rating- C

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