



Ibbett Mosely

17 The Meadway, Sevenoaks, TN13 3EX



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A WELL-PRESENTED SEMI-DETACHED HOUSE IN THIS POPULAR LOCATION CONVENIENT FOR TOWN, STATION, SCHOOLS AND THE LAKES.

GUIDE PRICE: £600,000 FREEHOLD

- 3 Bedrooms
- Through Sitting/Dining Room
- Kitchen
- Conservatory
- Gardens Front and Rear
- On Road Parking (not permits)
- Gas C/H and Double Glazing
- Council Tax Band D; EPC rating D
- No Onward Chain

A great chance to live in the POPULAR LAKES area of SEVENOAKS within easy reach of the MAINLINE STATION and just over a mile from the TOWN CENTRE. Set along a walkway at the end of a cul-de-sac it is ideal for families and is offered with NO ONWARD CHAIN so is ready to go.

Description

Nestled in the desirable Lakes area of Sevenoaks, this charming semi-detached house offers a perfect blend of comfort and convenience. Built in 1966, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. It also has a kitchen, downstairs cloakroom/wc and conservatory.

One of the standout features of this property is its location. Situated within easy reach of Sevenoaks Mainline Station, commuting to London and other nearby areas is a breeze. The quiet, traffic-free

walkway enhances the peaceful feeling and makes it safe for families. There are plenty of walks to explore locally.

The house is complemented by a private rear garden, providing a lovely outdoor space for gardening, play, or simply enjoying the fresh air. With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay.

In summary, this semi-detached house on The Meadway is a delightful find, combining a tranquil setting with practical amenities. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a convenient location for your daily commute, this property is well worth considering.

Location

The property is in the popular Lakes area, less than a mile from the station and a little over a mile from the High Street. Sevenoaks has recently been

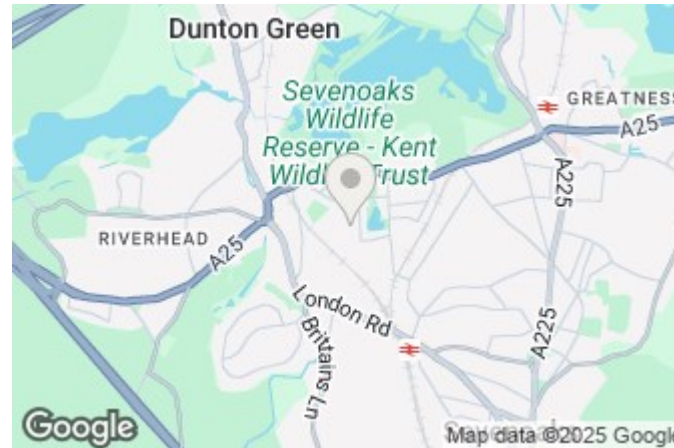
acknowledged as one of the best towns to live in within an easy commute to London.

Sevenoaks has many outstanding amenities including KNOLE PARK which boasts 1,000 acres of parkland and is one of the last remaining medieval deer parks. Sevenoaks town centre has an abundance of small independent speciality shops, boutiques, pubs and restaurants. The Stag Community Arts Centre offers a rich and varied calendar. 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.

The area has an excellent range of schools. 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. There are excellent Independent Schools: Walthamstow Hall, Solefields, the Granville and New Beacon Schools in Sevenoaks, St Michaels & Russell House Schools in Otford. Radnor House in Sundridge.

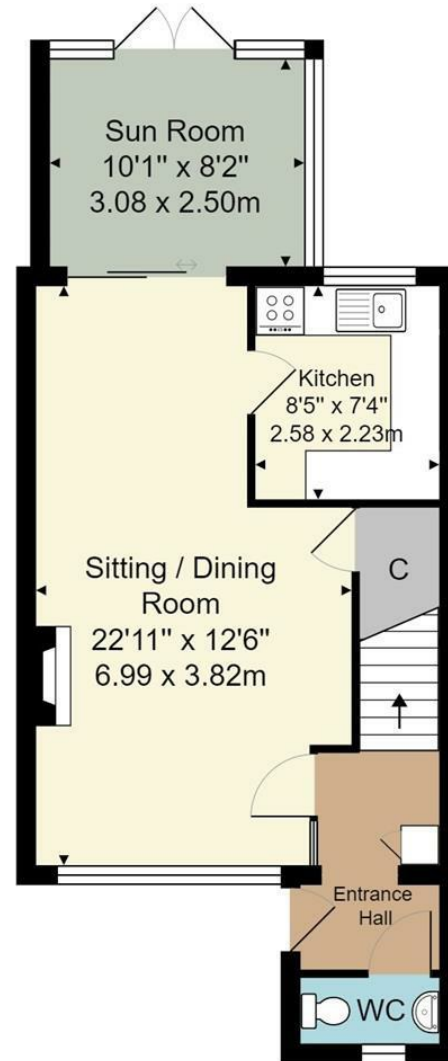
The M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel and the Dartford River Crossing. The mainline station provides an excellent commuter service taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross; Bat and Ball railway station with services to London

Bridge/Victoria/Blackfriars taking around 50 minutes.

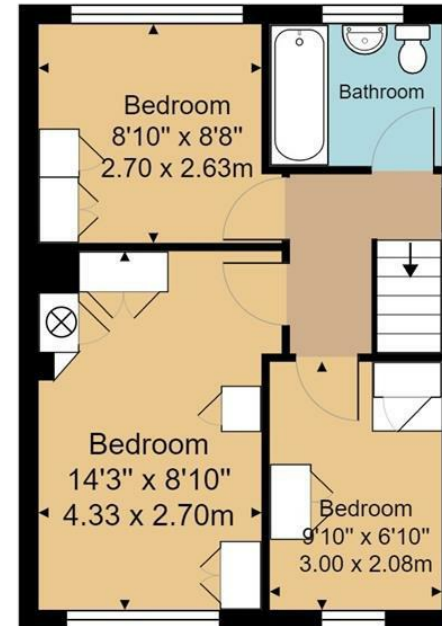


Approx. Gross Internal Area 869 ft² ... 80.7 m²

Ground Floor



First Floor



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.

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EPC Rating- D

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