



Ibbett Mosely

Spindlewood Combe Bank Drive, Sundridge, Sevenoaks, TN14  
6AD





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### A STUNNING DETACHED BUNGALOW WITH SOUTH-FACING VIEWS TO THE REAR AND 1715 SQFT OF ACCOMMODATION

**£850,000 FREEHOLD**  
**EPC Rating E; Council Tax Band G**

- Detached Bungalow
- Backing onto River Darent
- Large Sitting Room with Fireplace
- EPC rating E; Council Tax Band G
- South Facing Garden with Views
- 2 Bedrooms Plus Bedroom 3/Dressing Room
- Large Useful Conservatory
- En-suite Shower and Bathroom
- Driveway Parking with Detached Double Garage
- Study

A charming DETACHED 2/3 BEDROOM BUNGALOW situated towards the beginning of a favoured PRIVATE no through road, featuring a large driveway, DOUBLE GARAGE and SOUTH FACING views to the rear - a perfect property for someone wanting semi-rural living but close to local shops and amenities.

#### DESCRIPTION

Introducing this impressive south-facing detached bungalow in Sundridge, Sevenoaks. Boasting a picturesque rear garden that backs onto the serene River Darent, this property offers stunning views and a peaceful setting perfect for relaxation and outdoor entertainment. The property is designed in a Swedish style with timber framed and brick faced elevations and even triple glazing for extra efficiency.

The interior features a spacious sitting room and a modern kitchen/diner complete with integrated appliances. With three bedrooms (one currently a dressing room), a separate study, and a fairly new

substantial conservatory with a pitched glass roof, there is ample space for comfortable living. The property also includes a detached double garage, providing plenty of parking and storage space. It has gas central heating and a family bathroom with an en-suite shower room.

Located on a private no through road, this home offers a tranquil environment while being conveniently situated near excellent primary and secondary schools. With easy access to the M25 and A21 junction, commuting to London, Sevenoaks, and Tunbridge Wells is a breeze. Or even if you are jetting off on your next family holiday Gatwick is approx 29 minutes drive!

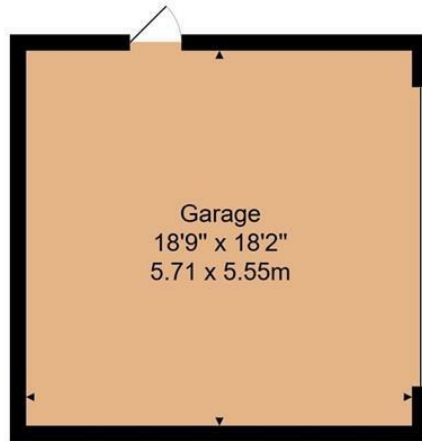
Measuring at 1715 sqft, this property is very well presented with many features updated and improved by the present owners since they moved in some eight years ago. Don't miss the opportunity to view this exceptional property in person and experience the lifestyle it has to offer. Contact us today to arrange a viewing.

### DIRECTIONS

From our High Street office in Sevenoaks head west on London Road and once you reach Riverhead turn left at the roundabout onto Westerham Road. Proceed until the road becomes the A25 then head straight into Sundridge. Once you reach the crossroad traffic lights turn right then left onto Combe Bank Drive. The property can then be found down the second left hand turn.

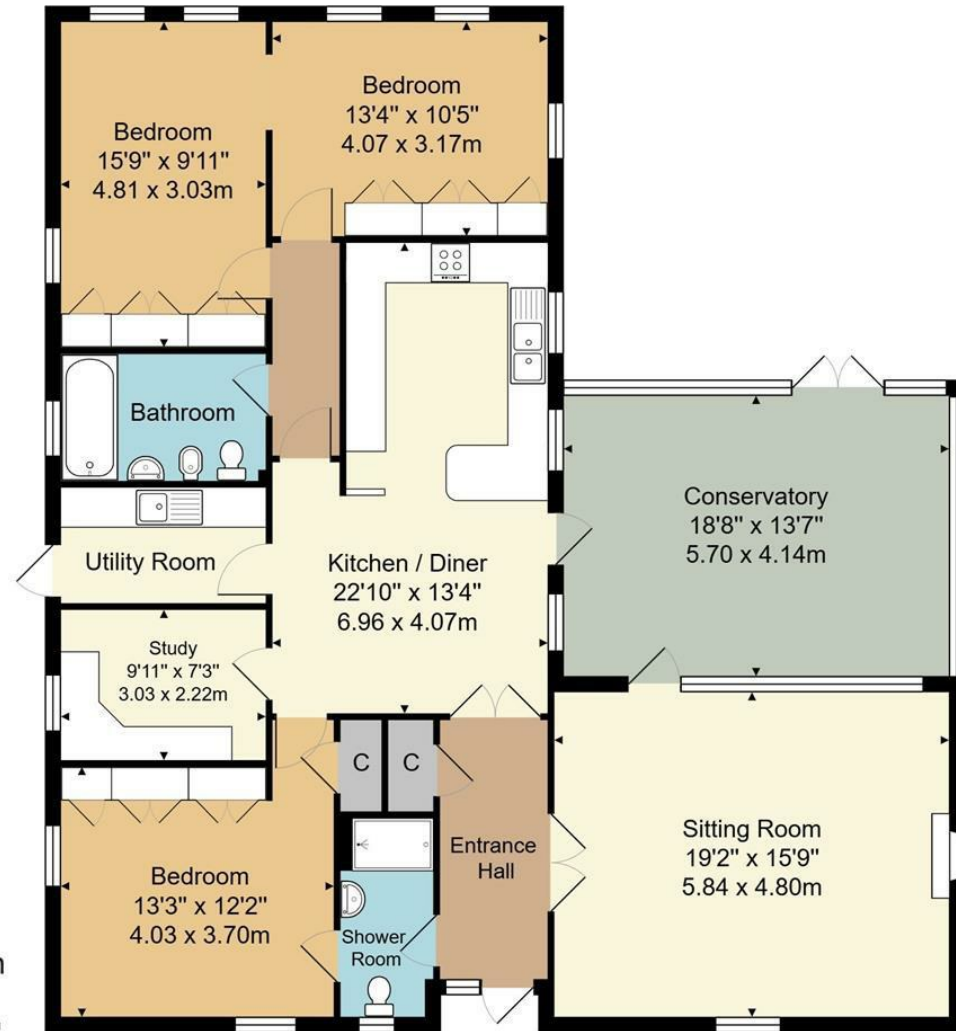






House Approx. Gross Internal Area 1715 sq. ft / 159.4 sq. m  
Garage Approx. Internal Area 341 sq. ft / 31.7 sq. m

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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