



Ibbett Mosely

2 Childsbridge Way, Seal, Sevenoaks, TN15 0DG



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**A CHARMING 3 BEDROOM SEMI-DETACHED HOME IN IMMACULATE CONDITION BENEFITTING FROM A LARGE SUNNY GARDEN AND OFF-STREET PARKING**

**ASKING PRICE: £715,000 FREEHOLD**

- 3 BEDROOMS
- OFF STREET PARKING FOR 3 CARS
- UTILITY ROOM + DOWNSTAIRS W/C
- KITCHEN/DINING ROOM
- FURTHER EXTENSION POTENTIAL (STP)
- EPC - C
- LARGE GARDEN
- PRIVATE ROAD
- COUNCIL TAX BAND - E

A stunning THREE BEDROOM SEMI DETACHED HOME with OFF STREET PARKING and a LARGE SUNNY GARDEN situated in the popular village of SEAL on a PRIVATE ROAD

### DESCRIPTION

Welcome to Childsbridge Way, Seal, Sevenoaks - a charming property that offers the perfect blend of comfort and convenience. This delightful house boasts three reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms and the potential to use a 4th bedroom downstairs, there is ample space for the whole family to unwind and recharge.

The property features a kitchen/dining room which is a focal point of the house, providing a warm space for modern living and benefitting from doors out to the large garden. The utility room and downstairs toilet add practicality and functionality to this lovely home.

Situated on a private road in a tranquil location, this property offers a peaceful retreat from the hustle and bustle of everyday life. The big garden is perfect for outdoor activities, gardening enthusiasts, or simply basking in the sun on a lazy afternoon. The driveway parking adds a touch of convenience, ensuring that you always have a secure place to park your vehicle.

As you enter the porch, you have enough room for coats and shoes to be taken off and kept out of the main living areas. The entrance hall is large and on your left is the downstairs study/4th bedroom which was a garage before being converted by the current owners. This room is flooded with natural light as it has a window to the front of the property and two remote controlled Velux windows. A further reception room follows; a living room with enough room for a large sofa and chair whilst featuring a gas fireplace and built in storage either side, making this space practical for family living. To the rear of the property is the kitchen/diner which again is a very bright space, due to a Velux window, windows to the garden and french doors to the garden. The kitchen itself is fitted with a dishwasher, double oven, electric hob and the current owners have plenty of room for free standing items as well as a larder cupboard. Lastly, finishing off the downstairs is a utility room currently housing a washing machine, dryer and another door out to the garden space. The downstairs toilet is also adjacent to the utility room.

Upstairs the property has a good sized landing with two double bedrooms, a single bedroom and a family bathroom. The bathroom has a white suite comprising of shower over bath, toilet and hand basin. All three bedrooms have storage built in and enjoy double glazed windows, the same as the

rest of the property. The star of this property is the garden which is a brilliant size, with patio area great for sitting in the summer to entertain family and friends. Further down the garden are plenty of mature shrubs, lawn and a patio pathway leading to another seating area, ideal for family BBQ's and drinks on warm summer days. The end of the garden is extremely secluded and features a Pétanque piste for a fun family game, a vegetable patch and an outbuilding currently used as a gym, with a shed attached to the rear.

### LOCATION

The property is within easy reach of the village centre of Seal which is an historic village with a vibrant community and offers a range of day to day shopping facilities and other amenities including a primary school, library, church and restaurants. Sevenoaks Town Centre is approximately 3 miles away offering a wide range of shopping facilities and amenities including a sports centre, theatre/cinema, restaurants and a mainline station with services to London on the Charing Cross/Cannon Street Line. Closeby in Kemsing and also in the village of Otford there are stations offering services to London on the Victoria/Blackfriars line.

There are a number of highly regarded schools in the area both state and independent including 'St Lawrence CEP', Sevenoaks CP, Amherst Junior School, St Thomas RCP and Lady Boswells CEP schools. Secondary schools include Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar School, Knole Academy, Walthamstow Hall, Trinity and St Michaels and Russell House in Otford. A wide range of leisure facilities: Wildernesse and Knole Golf Clubs in Sevenoaks, Nizels Golf and Leisure Centre in Hildenborough. For those who enjoy walking, there are a number of popular footpaths in and around the villages of Kemsing and Seal. Motorway links: The M25 can be accessed at the Chevening interchange which is about 3 miles away linking to other motorways, the Dartford River Crossing, Channel Tunnel and Gatwick and Heathrow airports.

### DIRECTIONS

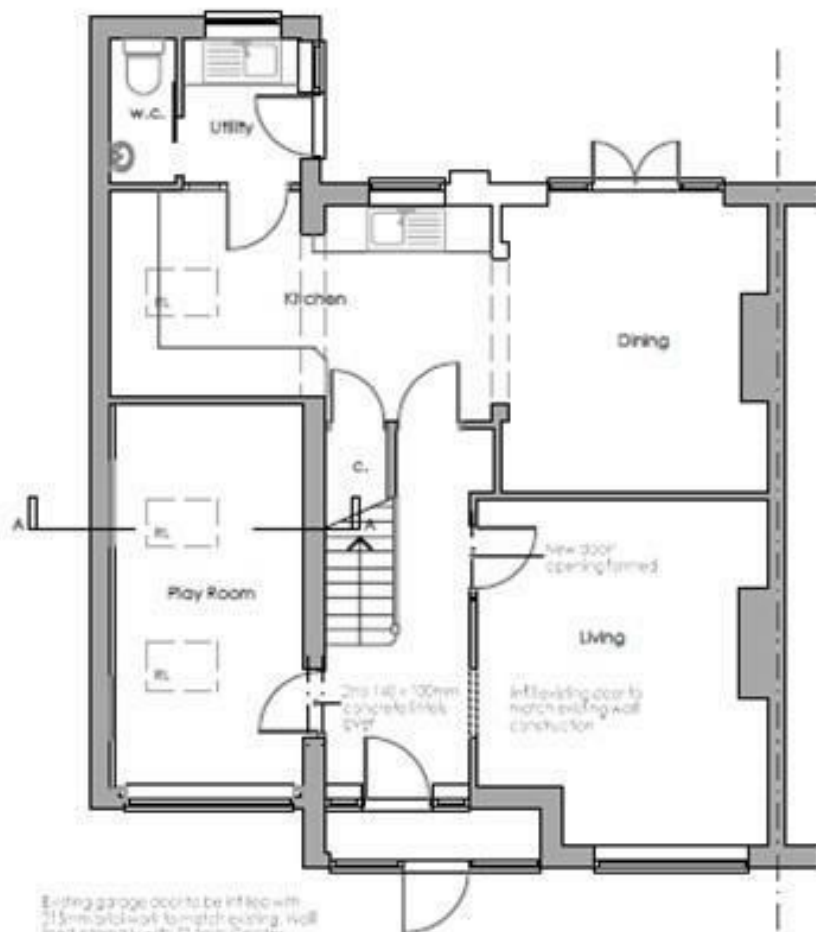
From Sevenoaks take the A25 heading east. As you enter the village of Seal, turn left by the Library and continue to the end of this road then turn left into Childsbridge Lane. The road will be found after about half a mile on the right.

### DIMENSIONS

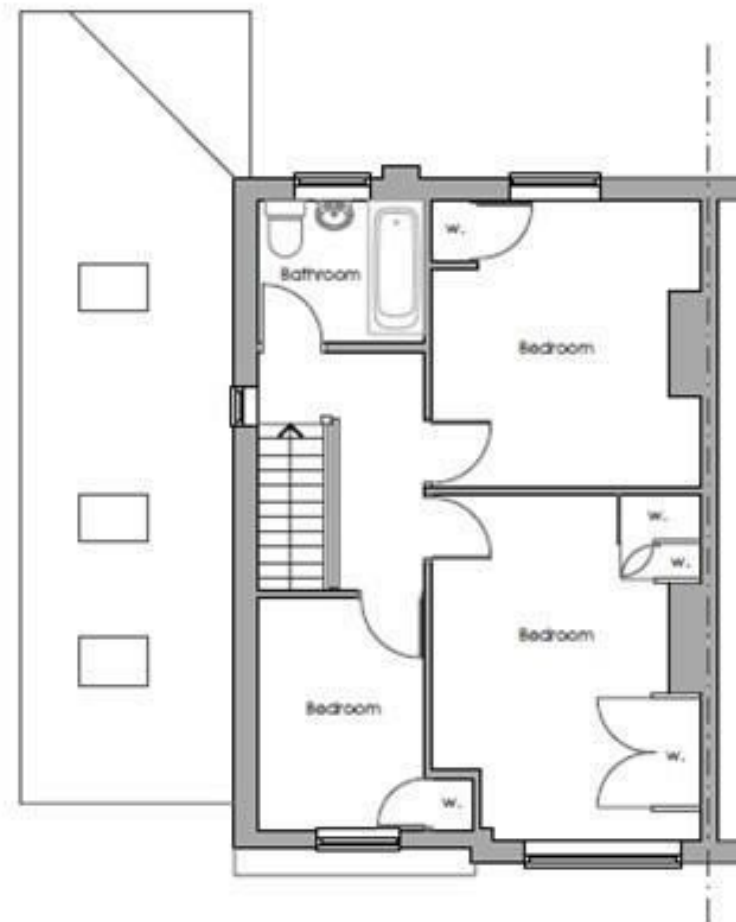
KITCHEN - 4.83 x 2.53 / 15'10" x 8'4"  
DINING ROOM - 3.63 x 3.38 / 11'11" x 11'1"  
UTILITY ROOM - 1.87 x 1.50 / 6'2" x 4'11"  
LIVING ROOM - 4.38 x 3.71 / 14'4" x 12'2"  
STUDY - 4.87 x 2.68 / 16'0" x 8'10"  
CLOAKROOM - 1.87 x 0.81 / 6'2" x 2'8"  
PORCH - 2.71 x 0.68 / 8'11" x 2'3"  
BATHROOM - 2.09 x 1.80 / 6'10" x 5'11"  
BEDROOM 1 - 4.39 x 3.01 / 14'5" x 9'11"  
BEDROOM 2 - 3.63 x 3.39 / 11'11" x 11'1"  
BEDROOM 3 - 2.94 x 2.12 / 9'8" x 6'11"

Whilst these measurements have been done as accurately as possible, they are only intended to be used as a guide. We recommend that any interested purchaser does their own measurements and research into the property.





Ground Floor Plan



First Floor Plan

**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- C**

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