



Ibbett Mosely

4 Garth Road, Sevenoaks, TN13 1RT



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A SUPERB OPPORTUNITY TO LIVE IN A FAVOURED SOUTH SEVENOAKS LOCATION IN A DETACHED PROPERTY NEEDING UPDATING AND OFFERING HUGE SCOPE FOR EXTENSION OR EVEN REDEVELOPMENT WITH A PRE-PLANNING APPLICATION ALREADY SUBMITTED (and positively received) FOR A SUBSTANTIAL HOUSE.

GUIDE PRICE £1,100,000 FREEHOLD

- Detached Chalet Bungalow with Potential
- In Need of Some Updating
- Scope for Substantial Extension/Re-Model
- Generous Sitting/Dining Room
- 3 Bedrooms
- Kitchen/Breakfast Room
- Popular South Sevenoaks Location
- Close to Sevenoaks amenities
- 1,705 sq ft of space - Mostly on Ground Floor
- EPC rating E - Council Tax Band G

A RARE FIND - this detached chalet style BUNGALOW has most of its 1700 ft sq accommodation on the Ground level and sits in a GOOD SIZE GARDEN so it is ideal for those seeking a PROJECT TO EXTEND OR EVEN RE-DEVELOP a home to their own requirements (STP although a pre-planning application has been submitted and broadly welcomed). There is NO ONWARD CHAIN making it even more attractive.

DESCRIPTION

Located on the popular Garth Road to the south of Sevenoaks town centre, this delightful detached chalet bungalow offers a both character and modern living. Spanning an impressive 1,705 square feet, this older-style property, built in 1950, exudes warmth and charm, making it an ideal family home. It does require updating but like many properties in the area it offers huge scope for extension - a pre-planning application has been largely welcomed by the local planners.

Upon entering the hallway gives access to all rooms

and stairs to the upstairs bedroom and a large walk-in loft. The spacious reception room that serves as the heart of the home, providing a comfortable space for relaxation and entertaining with both sitting and dining areas. The chalet style bungalow offers versatile accommodation with three well-proportioned bedrooms and a ground floor modern bathroom with separate wc. There is also a kitchen/breakfast room leading to the old coal store to the side as well as the garage.

One of the standout features of this property is the delightful gardens surrounding the bungalow and providing a lovely setting for enjoying the fresh air and sunshine, perfect for family gatherings or quiet evenings. The long driveway, integral garage and large front garden provide ample parking space, accommodating several vehicles, which is a rare find in this desirable area.

This property is ideally situated in a sought-after location, convenient for local amenities, schools,

and transport links, making it a fantastic choice for families and professionals alike. With its charming character and spacious layout, this chalet bungalow on Garth Road is a wonderful opportunity for those looking to settle in the picturesque town of Sevenoaks in a home with bags of potential.

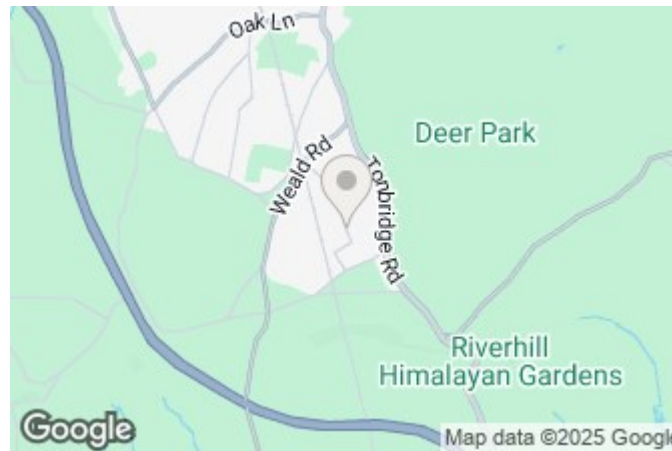
LOCATION

The property is in a sought after road just south of Sevenoaks High street and Sevenoaks School. 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 and is only a few minutes walk away via a pedestrian gate. 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.

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 A21/M25 provide links to the motorway networks, Gatwick and Heathrow Airports, The Channel Tunnel, Tunbridge Wells, the coast and the Dartford River Crossing. Sevenoaks Mainline Railway Station 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.





House Approx. Gross Internal Area
1421 sq. ft / 132.0 sq. m

Approx. Gross Internal Area
(Incl. Garage and Sheds)
1705 sq. ft / 158.4 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.

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EPC Rating- E

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