



Ibbett Mosely



## Main Road, Sundridge, Kent, TN14 6ET

**Asking Price £645,000 Freehold**

**\* FOR SALE CHAIN FREE \***

**This individual detached three/four bedroom family house is situated in the village conservation area close to local amenities and easily accessible to junction five of the M25 and Sevenoaks for station to London**

- Three/Four Bedrooms
- En-Suite Shower Room, Family Bathroom and Cloakroom
- Reception/Dining Room
- Family Room/Bedroom Four
- Fitted Kitchen
- Gas Central Heating
- Double Glazing
- Off Road Parking for up to Six Vehicles
- Garden

An individual three/four bedroom detached family home convenient for the local village amenities and a short drive to junction 5 of the M25 and Sevenoaks station.

The property is well presented and has gas central heating and double glazing. to the outside there is ample off road parking and a garden that adjoins the River Darent.

### LOCATION

Within the village there is a shop with sub post office, a medical centre, a village social club, a bowls club, the White Horse pub/restaurant, the parish church and primary school are in Church Road and Radnor House Independent Day School is in Combe Bank Drive.

Sevenoaks is about four miles with a wider choice of shops and station to London.

There are sporting and recreational facilities in the area as well as other state and private schools.

Junction five of the M25 is about a mile.

### GROUND FLOOR

A small flight of steps with railings and hand rail lead up to the entrance porch.

### ENTRANCE PORCH

With double glazed door to the entrance hall.

### ENTRANCE HALL

With radiator in cabinet surround, double glazed windows, stairs to the first floor and vinyl tiled flooring.

### CLOAKROOM

With w.c., hand basin, ladder style towel rail, extractor fan, double glazed window and vinyl tiled flooring.

### RECEPTION/DINING ROOM

A spacious room with ample space for living and dining areas. Radiators in cabinet surround, triple aspect double glazed windows and doors to the garden, Fireplace with fitted gas fire. Vinyl tiled flooring.

### FAMILY ROOM/BEDROOM FOUR

With radiator in cabinet surround, double aspect double glazed windows and vinyl tiled flooring.

### FITTED KITCHEN

Fitted with a range of base and wall units, electric hob, oven and extractor. Single drainer one and a half bowl stainless steel sink unit, dish washer, washing machine and fridge/freezer. Store cupboard under the stairs, part tiled walls, vinyl tiled flooring, double glazed window and double glazed door to the garden.

### FIRST FLOOR

#### LANDING

With radiator, double glazed window and hatch to the loft space.

#### BEDROOM ONE

With radiator in cabinet surround, double glazed window and wardrobe cupboards.

#### EN-SUITE SHOWER ROOM

Shower cubicle with Aqualisa mixing valve, w.c. and hand basin. Ladder style towel rail, part tiled walls and double glazed window.

#### BEDROOM TWO

With radiator in cabinet surround and double glazed window.

#### BEDROOM THREE

With radiator in cabinet surround and double glazed window.

#### BATHROOM

With enclosed bath with mixer tap and separate hand spray, shower cubicle, w.c. and hand basin. Tiled walls, ladder style towel rail and double glazed window.

### OUTSIDE

To the front and side of the property there is enough space for parking up to six vehicles.

### THE GARDEN

Immediately to the back of the house is a raised paved patio with railings and steps down to the main area of garden with lawns, plant and shrub borders. The garden adjoins the River Darent and has an aspect towards the bowls club.

### COUNCIL TAX

The property is in council tax band "F" and is in the Sevenoaks District.

### SERVICES

Mains gas, water, electricity and drainage are connected to the property.

### ROUTE TO VIEW

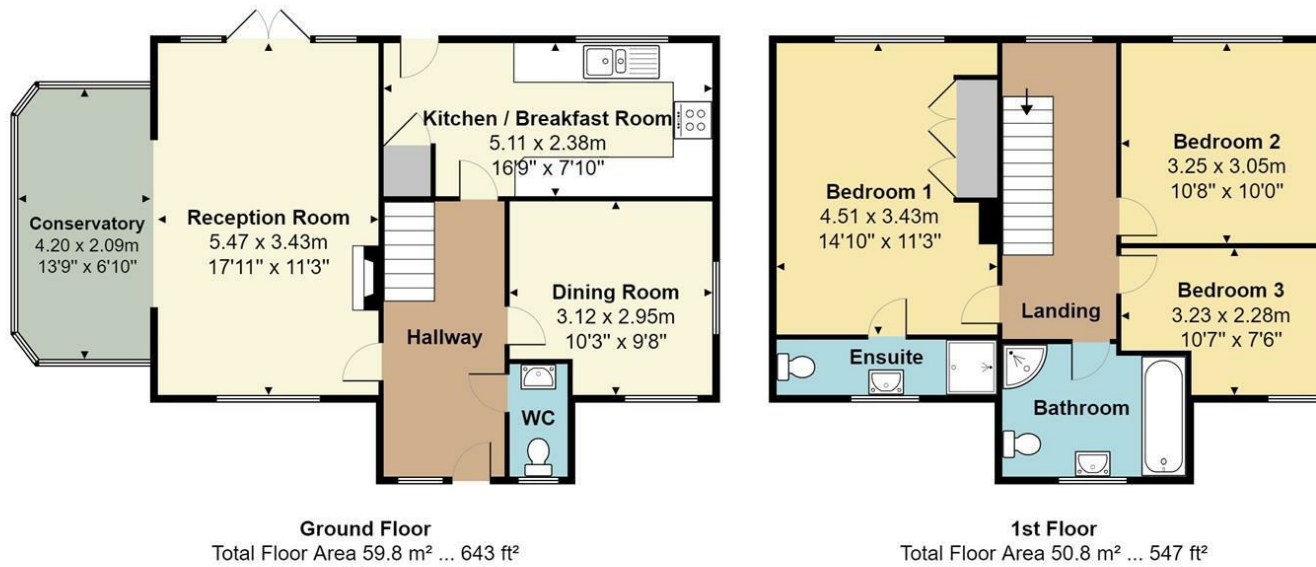
Take the exit to Westerham at junction five of the M25 and proceed into Sundridge, The property will be on the right after the traffic lights and is before the village shop.



# EPC Rating- D

Main Road, Sundridge, TN14

Total Floor Area: 110.5 m<sup>2</sup> ... 1190 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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