



Ibbett Mosely

Main Road, Knockholt, TN14 7LS



**\*\* INTERNAL INSPECTION HIGHLY RECOMMENDED \*\***

This beautifully presented semi-detached chalet bungalow is located on the fringes of the well connected village of Knockholt with delightful views to the front, surrounded by easily accessible country walks this two/three bedroom home offers flexible accommodation with all the benefits of a rural lifestyle whilst benefiting from close proximity to London

PRICE £597,500 FREEHOLD

**LOCATION**

Knockholt is a small village with a village shop, pub and recreation ground, close to the property is St Katherine's Church of England Primary School. Knockholt Station is about two miles.

The larger towns of Sevenoaks and Orpington are about 5 and 6 miles away offering a much wider choice of shops. Fast trains to London from Orpington (Zone 6), about fifteen minutes away. There are schools and collages for all ages in the surrounding area as well as a choice of sporting and recreational facilities.

M25 access at junction 4, connecting with other motorway networks, The Dartford River Crossing, Bluewater Shopping Centre, The Channel Tunnel, The South Coast and Gatwick and Heathrow Airports.

- Bedroom One with En-Suite Bathroom
- Ground Floor Bedroom Two
- Dining Room/Bedroom Three
- Ground Floor Shower Room
- Reception Room
- Kitchen/Breakfast Room
- Gas Central Heating
- Double Glazing
- Garage and Parking
- Easily Maintained Garden

**GROUND FLOOR**

**ENCLOSED ENTRANCE PORCH**

With a part glazed door to the entrance hall.

**ENTRANCE HALL**

With radiator, cloak cupboard, wood effect flooring and gallery to bedroom one.

**RECEPTION ROOM**

With radiators, fireplace and double glazed windows and double doors to the terrace and garden.

**DINING ROOM/BEDROOM THREE**

With radiator and double glazed window.





## KITCHEN/BREAKFAST ROOM

A double aspect double glazed room fitted with a range of base and wall units, inset single drainer single bowl sink. Built in hob, oven, extractor, microwave, dish washer, washing machine and fridge/freezer. Part tiled walls and radiator. Cupboard with gas boiler for central heating and hot water.

## BEDROOM TWO

With radiator, double glazed window and wardrobe cupboard under the stairs.

## SHOWER ROOM

With walk in shower cubicle, w.c. and hand basin with drawers under. Ladder style towel rail, extractor fan, double glazed window and part tiled walls.

## FIRST FLOOR

### BEDROOM ONE

A triple aspect double glazed room with radiator, semi vaulted part timbered ceiling, eaves cupboards, and a gallery overlooking the entrance hall.

### EN-SUITE BATHROOM

With enclosed bath with a mixer tap and hand shower, w.c. and hand basin. Chrome towel rail, extractor fan and tiled walls.

### OUTSIDE

A crazy paved drive with ample off road parking leads to a **SINGLE GARAGE** with up and over door, light and power.





## THE GARDEN

To the back of the property the garden is paved with retaining walls and some slate borders, all ideal for pots and planters, the garden offers a good degree of seclusion.

## SERVICES

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

## COUNCIL TAX

The local authority is Sevenoaks District Council and the property is in council tax band "E"

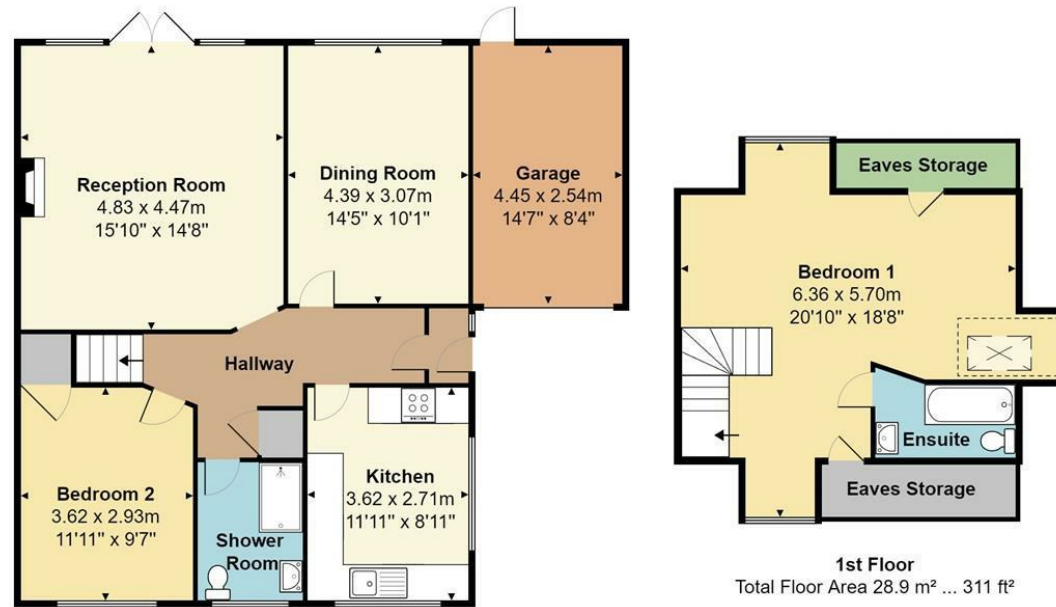
## ROUTE TO VIEW-

From the village leave the Three Horse Shoes pub on the left and continue out of the village on the Main Road, the property will be located on the left just after the village primary school.



Main Road, Knockholt, TN14

Total Floor Area: 112.4 m<sup>2</sup> ... 1209 ft<sup>2</sup> (excluding eaves storage)



Measurements are approximate, not to scale and for illustrative purposes only.  
[www.essentialpropertymarketing.com](http://www.essentialpropertymarketing.com)

**Ibbett Mosely**

**Westerham 01959 563265**

EPC Rating- D

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK  
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

**[www.ibbettmosely.co.uk](http://www.ibbettmosely.co.uk)**

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract, (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property ver 3.0.

**...a name you can trust**  
*offices in Kent and London*