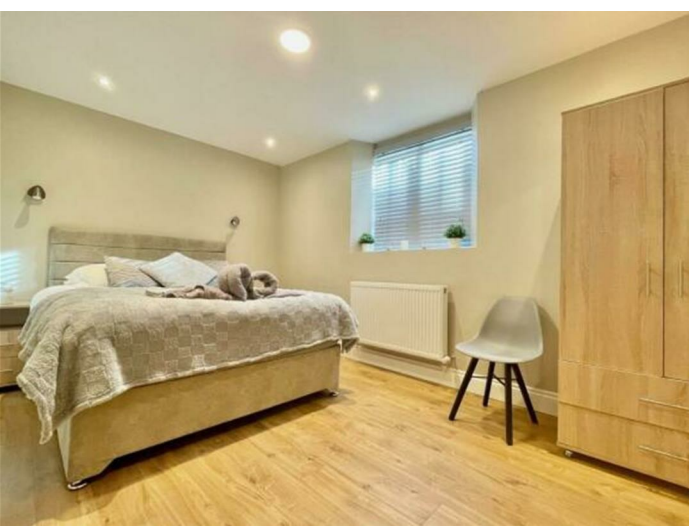




Ibbett Mosely



## High Street, Brasted, TN16 1JA

### Asking Price £280,000 Freehold

#### \*\* PRELIMINARY DETAILS "

Available free of chain this unique detached bungalow is located away from the road, behind period cottages. Recently fully modernised it has additional potential subject to necessary consents to consider a loft conversion. Originally an annex to 1 Old Forge Cottages which can also be purchased by separate negotiation if required.

- Double Bedroom
- Bathroom
- Sitting Room
- Open Plan Fitted Kitchen
- Gas Central Heating

#### \*\*PRELIMINARY DETAILS \*\*

Offered for sale free of chain this delightful fully modernised detached bungalow offers further potential subject to necessary consents. Located in the village Conservation Area the property is situated away from the road behind a terrace of Listed Grade II cottages.

#### LOCATION

Brasted is a small village on the A25 with a local store, a number of more specialist retail units and two public houses/restaurants. The main shopping area for the village is at Sevenoaks which is about five miles away, there is also a main line station to London. There are excellent schools, both private and state in the nearby villages and towns. M25 access from junction 5, about three miles.

A part glazed door opens to the entrance hall.

#### ENTRANCE HALL

With wood effect flooring and hatch to the loft space.

#### SITTING ROOM

With windows to the front, radiator and fireplace with brick surround and tiled hearth. Door to the bedroom and open plan to the kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM

Fitted base and wall units, stainless steel sink unit, integrated appliances including a hob, oven extractor, washing machine and space for a fridge/freezer. Space for a table and chairs and doors to the garden.

#### DOUBLE BEDROOM

With radiator and wood effect flooring.

#### BATHROOM

With white suite of enclosed bath with shower attachment and screen, w.c. and hand basin with cupboard under. Heated towel rail and tiled walls.

#### OUTSIDE

Lawn with fencing.

## NOTE

1. Shared access to the side of 1 Old Forge Cottages and across the terrace to the cottage.
2. Library photographs.

## COUNCIL TAX

The property is in council tax band A

## SERVICES

Mains gas, water, electricity and drainage.

The utilities are currently attached to 1 Old Forge Cottages, our clients will undertake for these to be separated before completion.

## ROUTE TO VIEW

Leave Westerham on the A25 towards Sevenoaks, on entering Brasted pass Church Road on your left. The cottage will be found on the left just after the Zebra crossing.



EPC Rating- E



TOTAL APPROX. FLOOR AREA 420 SQ.FT. (39.0 SQ.M.)

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

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