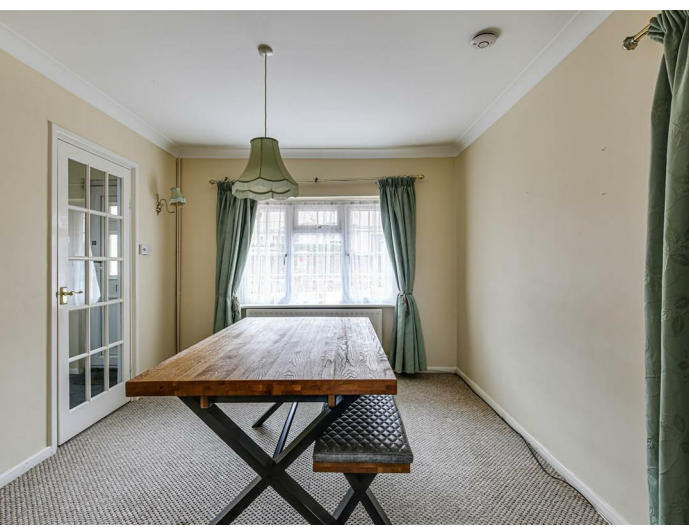




Ibbett Mosely



Manor Road, Sundridge, TN14 6DL

Asking Price £625,000 Freehold

*** FREE OF CHAIN ***

Understood to have been built in the nineteen twenties with later extensions and alterations this spacious three bedroom, two reception room family home has the benefit of a ground floor annexe or home office which also has direct access from the main house

It is located within a short walk of the village, and a short drive of the M25 and Sevenoaks for station to London.

- Three Bedrooms
- Kitchen
- Double Glazing
- First Floor Shower Room and Ground Floor Bathroom
- Annexe with Bed/Sitting Room/Home Office, Kitchen and bathroom
- Large Garage and Parking
- Two Reception Rooms
- Gas Central Heating
- Garden

*** NO ONWARD CHAIN ***

Understood to have been built in the nineteen twenties this three bedroom family home has been extended some years ago and has the benefit of a small annexe (which can also be reached from the main accommodation) and is considered suitable for a family member or as a HOME OFFICE.

The property has mainly pebbledash elevations with some brick and tile hanging under a tiled roof.

There are double glazed windows and doors and gas central heating as well as a large garage and parking.

LOCATION

within the village there is a shop with sub post office, a medical centre, a village social club, a bowls club and 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 just over a mile.

GROUND FLOOR

A double glazed door opens to the entrance hall.

ENTRANCE HALL

With stairs to the first floor and multi paned glazed doors to the sitting room and dining room.

SITTING ROOM

With radiator, double glazed window, stone surround and hearth to a fireplace (Sealed), wall light points and glazed door to the rear hall.

DINING ROOM

With radiator, double glazed window and wall light points. Door to the kitchen and door to the annexe.

KITCHEN

Fitted with a range of base units. Fitted hob with extractor over, built in oven. Twin stainless steel bowls. Plumbing for a washing machine, gas boiler for central heating and hot water, space for appliances, double glazed window and door to the rear hall.

REAR HALL

With cloak cupboard and double glazed door to the garden.

BATHROOM

With coloured suite of enclosed bath, w.c., and hand

basin. Separate shower cubicle, radiator, part tiled walls and double glazed window.

FIRST FLOOR

LANDING

With a double glazed window and hatch to the loft space.

BEDROOM ONE

With radiator, double glazed window and arched recess.

BEDROOM TWO

With radiator, double glazed window, recess over the stairs and part sloping ceiling.

BEDROOM THREE

With radiator, double glazed window and range of cupboards one being a linen cupboard with hot water cylinder.

SHOWER ROOM

With walk in shower, w.c. and hand basin. Chrome ladder style towel rail, tiled walls, extractor fan, shaver socket and double glazed window.

THE ANNEXE

The annexe can be entered from the dining room or it has it's own double glazed entrance door to the front of the house.

BED/SITTING ROOM/HOME OFFICE

With radiator and double aspect double glazed windows.

KITCHEN

With single drainer single bowl stainless steel sink unit, electric cooker point, extractor fan, wall cupboard and double glazed window.

BATHROOM

With an enclosed bath with shower attachment, w.c. and hand basin. Radiator, part tiled walls and double glazed window.

OUTSIDE

LARGE GARAGE

A drive with parking leads to the garage.

THE GARDEN

There is a brick wall to the front boundary, the front garden is mainly shingled with a paved path to the entrance. The back garden includes a paved terrace and lawn.

SERVICES

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

COUNCIL TAX

The local authority is Sevenoaks District Council and the main house is in council tax band "D", the annexe is separately registered and is in council tax band "A".

DIRECTIONS

From Westerham proceed on the A25 towards Sevenoaks, pass through the village of Brasted and as you enter Sundridge take the first road on the right into New Road. Manor Road is the first on the left.

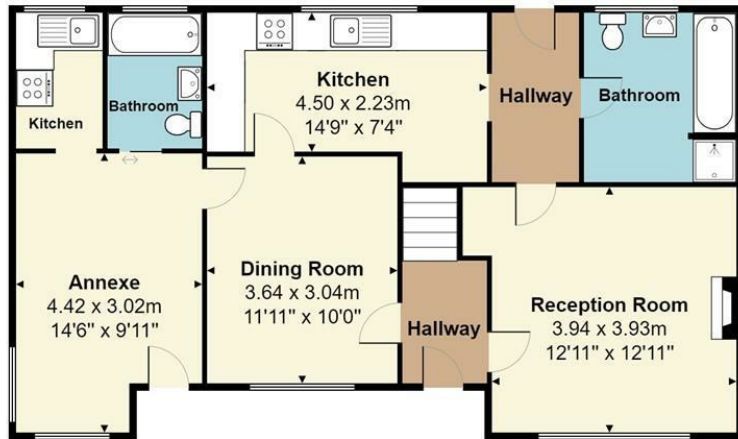
From Sevenoaks, proceed on the A25 towards Westerham, on entering Sundridge continue straight on at the traffic lights and the pedestrian lights, New Road will then be on the left, turn into the road and Manor Road will be the first on the left.



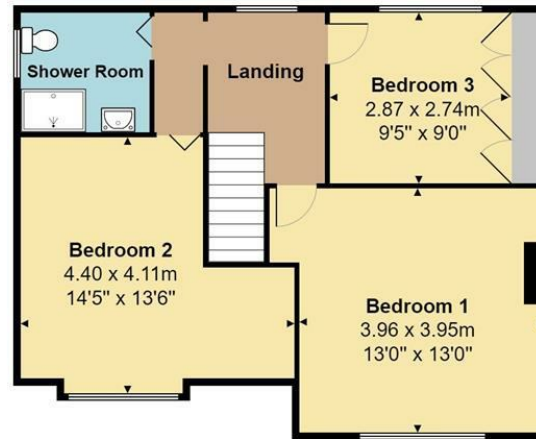
EPC Rating- D

Manor Road, Sundridge, TN14

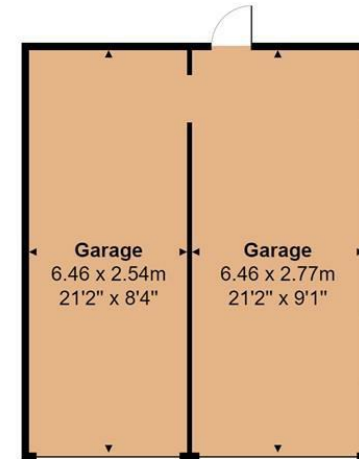
Total Floor Area: 161.7 m² ... 1741 ft²



Ground Floor
Total Floor Area 73.4 m² ... 791 ft²



1st Floor
Total Floor Area 53.4 m² ... 575 ft²



Double Garage
Total Floor Area 34.8 m² ... 375 ft²

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