



Ibbett Mosely



Church Road, Sundridge, TN14 6AU

Price £550,000 Freehold

In a beautiful semi-rural location on the outskirts of the village and close to the favoured village of Ide Hill.

Located in the Metropolitan Green Belt and an Area of Outstanding Natural Beauty this older style detached chalet bungalow now requires modernisation and is offered for sale chain free

- Two/Three Bedrooms
- Bathroom
- Living Room
- Small Conservatory
- Dining Room/Bedroom Three
- Kitchen/Breakfast Room
- Mainly Gas Central Heating
- Double Glazing
- Garage and Driveway Parking
- Front and Back Gardens

**** For sale free of onward chain ****

A detached chalet bungalow with beautiful country views to the south east

Now requiring modernisation the property is located in a semi-rural location close to the village of Ide Hill and within the Metropolitan Green Belt and an Area of Outstanding Natural Beauty.

There are brick, rendered, tile hung and timber clad elevations under a mainly tiled roof with flat roofs to the dormer windows, a back extension and the garage.

LOCATION

The property is located about a mile and a half from the village where there is a local shop with sub post office, a medical centre, village club, public house and a few more specialist shops. Closer to the property you will find the Sundridge & Brasted Church of England Primary School and the Parish Church. There are other state and private schools in the area including Radnor House Independent Day School for boys and girls which is about two miles away, there are also sporting and recreational

facilities in the village and surrounding area. Station to London from Sevenoaks and M25 access from junction 5.

GROUND FLOOR

ENTRANCE PORCH

With a double glazed entrance door, tiled flooring and door to the entrance hall.

ENTRANCE HALL

With night storage heater.

LIVING ROOM

With radiator, wall light points, stone surround to a fireplace, double glazed window and double doors to the conservatory.

CONSERVATORY

With double glazed windows and doors to the garden.

KITCHEN/BREAKFAST ROOM

Fitted with a range of base and wall units, single

drainer single bowl sink unit, plumbing for a washing machine, part tiled walls, broom cupboard, breakfast bar, space for slot in cooker, extractor, radiator, part tiled walls, double glazed window and door to the garden.

BEDROOM ONE

With radiator, double glazed window and fitted wardrobe cupboards with dressing shelf.

DINING ROOM/BEDROOM TWO

With radiator and double glazed window.

BATHROOM

With enclosed bath with a separate shower over, w.c. and hand basin with cupboard under. Radiator, double glazed window, part tiled walls and electric towel rail.

FIRST FLOOR

A polished open tread stairs from the hall leads to bedroom three.

BEDROOM THREE

With double glazed windows to the front and back and skylight window to one side. Wardrobe and shelved cupboards, eaves cupboards and part sloping ceilings.

OUTSIDE

GARAGE

A single garage to one side is approached over a crazy paved drive allowing for additional off road parking. The garage has an up and over door, light, power, and a gas boiler for central heating and hot water. There is a workshop to the back of the garage with door to the garden

THE GARDEN

The property is set back from the road with a good area of garden to the front with a turning space, lawn, trees and shrub bed. at the back there is a patio, lawns, a small pond and hedges.

SERVICES

Mains gas, water, electricity and drainage are connected.

COUNCIL TAX

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

ROUTE TO VIEW

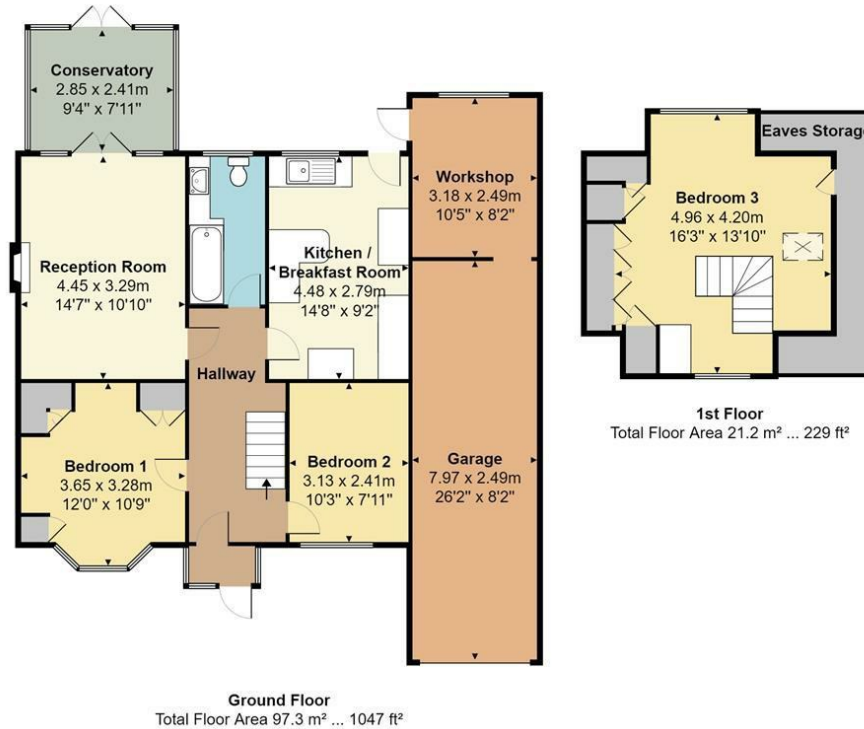
From Westerham proceed on the A25 towards Sevenoaks, pass through Brasted and into Sundridge. At the main traffic lights turn right into Church Road. Continue up Church Road for about a mile and a half when the property will be on the left, almost opposite the entrance to Birchfield.



EPC Rating- E

Church Road, Sundridge, TN14

Total Floor Area: 118.5 m² ... 1276 ft² (excluding eaves storage)



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