



Ibbett Mosely

FOR SALE  
Ibbett Mosely  
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**Main Road, Sundridge, TN14 6EH**

## **Offers In The Region Of £525,000 Freehold**

**In an Area of Outstanding Natural Beauty this delightful extended three bedroom semi-detached Edwardian family home which retains many original features is available for sale with no onward chain**

- Three Bedrooms
- Two Reception Rooms
- Double Glazing
- No Onward Chain
- Ground Floor Bathroom
- Kitchen/Dining Room
- Two Parking Spaces
- First Floor En-Suite Cloakroom
- Gas Central Heating
- Long Rear Garden

### **\*\*\* OFFERED FOR SALE CHAIN FREE \*\*\***

A charming 3 bedroom semi-detached Edwardian family home, extended in the 1980's. Offering two good size reception rooms as well as a kitchen/dining room. There is off road parking for two vehicles and a long secluded south facing garden.

### **LOCATION**

The village of Sundridge is situated to the east of Sevenoaks and is a village in the Metropolitan Green Belt. Within the village there is a village shop with post office, a medical centre, a large recreation ground, a village club and The White Horse pub. Sundridge and Brasted C of E Primary School and the village church are in Church Road and Radnor House Independent Day School is in Combe Bank Drive. There are other state and private schools in the area as well as sporting and recreational facilities

Sevenoaks is about a ten minute drive and has a wide selection of shops and a main line station to London. M25 (J5) is about a mile away.

### **GROUND FLOOR**

An entrance door to the side of the house opens to the hall.

### **ENTRANCE HALL**

With stairs to the first floor.

### **FRONT RECEPTION ROOM**

With radiator, double glazed window, fireplace with pine surround and fitted coal effect gas fire.

### **BACK RECEPTION ROOM**

With radiator, double glazed window, chimney breast with fitted coal effect gas fire. Door to the inner hall.

### **INNER HALL**

With cloaks cupboard and linen cupboard with hot water cylinder.

### **BATHROOM**

With enclosed bath, separate shower cubicle, w.c. and hand basin. Radiator, double glazed window, part tiled walls, tiled flooring and cupboard.



### KITCHEN/DINING ROOM

Fitted with a range of base and wall units, Inset single drainer single bowl stainless steel sink unit. Plumbing and space for appliances, space for cooker and fridge/freezer. radiator, double glazed window and double glazed patio door to the garden.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

With radiator, double glazed window, range of wardrobe cupboards to one wall with sliding mirror fronted doors. Feature fireplace.

#### BEDROOM TWO

With radiator and double glazed window.

#### EN-SUITE CLOAKROOM

With w.c. and hand basin.

#### BEDROOM THREE

With radiator and double glazed window.

### OUTSIDE

#### PARKING

To the front of the house there is off road parking for two vehicles.

#### THE GARDEN

From the off road parking area there is a side gated access leading to the back garden which is on the south side of the house.

To the side of the house there are some raised beds, a bin store and garden tap. The main area of garden is well secluded and includes lawns, fruit trees, soft fruit, flowering trees and shrubs, a vegetable plot, a greenhouse and a number of sheds.

### COUNCIL TAX

The property is in Council Tax Band "D" and the local authority is Sevenoaks District Council.

### SERVICES

Mains gas, water, electricity and drainage are connected.

### ROUTE TO VIEW

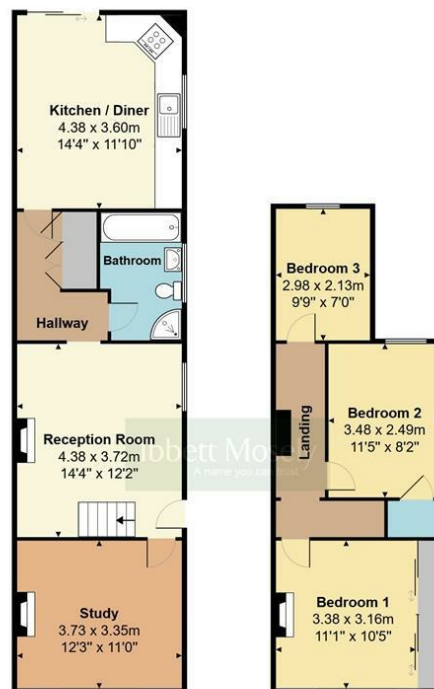
From Westerham proceed on the A25 towards Sevenoaks, through Brasted and into Sundridge, the property will be found on the right and is almost opposite the village shop. From Sevenoaks proceed on the A25 towards Westerham, continue straight on at the traffic lights in Sundridge when the property will be on the left almost opposite the village shop.



## EPC Rating- D

Main Road, Sundridge, TN14

Total Floor Area: 91.4 m<sup>2</sup> ... 983 ft<sup>2</sup>



Ground Floor  
Total Floor Area 55.7 m<sup>2</sup> ... 600 ft<sup>2</sup>

1st Floor  
Total Floor Area 35.7 m<sup>2</sup> ... 385 ft<sup>2</sup>

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