



Ibbett Mosely





## Manor Road, Sundridge, Kent, TN14 6DL

**Asking Price £495,000 Freehold**

**\* FREE OF CHAIN \***

**Understood to have been built in the nineteen twenties with later extensions and alterations this spacious three bedroom, three reception room family home with double glazed conservatory is located within a short walk of the village, and a short drive of the M25 and Sevenoaks for station to London.**

- Three Bedrooms
- Bathroom
- Three Reception Rooms
- Conservatory
- Kitchen
- Cloakroom
- Gas Central Heating
- Double Glazing
- Parking for Three Vehicles
- Front and Back Gardens

In a small residential cul de sac within the village of Sundridge, this spacious terraced house on Manor Road is ideally situated, providing easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike.

This home offers ample parking space for up to three vehicles, ensuring that you and your guests will never have to worry about finding a spot. The surrounding area is known for its picturesque landscapes and friendly community, making it a wonderful place to settle down.

Whether you are looking to enjoy the tranquillity of suburban life or seeking a home that is close to the vibrant town centre of Sevenoaks, this property on Manor Road is an exceptional opportunity. With its desirable location and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.

### 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 radiator and stairs to the first floor.

### SITTING ROOM

With radiator, double glazed window, stone surround to fireplace with open grate. Door to the kitchen.

### STUDY

With radiator, double glazed window and glazed double doors to the dining room.



### DINING ROOM

With mainly glazed double doors to the conservatory and doors to a cloakroom and the kitchen.

### CONSERVATORY

Double glazed with double doors to the garden.

### CLOAKROOM

With w.c., hand basin, extractor fan, part tiled walls and tiled flooring.

### KITCHEN

Fitted with a range of base and wall units, built in appliances including a hob, oven, extractor and fridge and freezer. Plumbing for a washing machine and dish washer. Inset single drainer one and a half bowl stainless steel sink unit, wall mounted gas boiler for central heating and hot water, part tiled walls, tiled flooring, radiator, double glazed window.

### FIRST FLOOR

#### LANDING

With radiator, double glazed window and hatch to the loft space.

#### BEDROOM ONE

With radiator, double aspect double glazed windows.

#### BEDROOM TWO

With radiator and double glazed window.

#### BEDROOM THREE

With radiator and double glazed window.

### BATHROOM

With enclosed bath with mixer tap and hand spray, separate shower cubicle, w.c. and hand basin. Chrome ladder style towel rail, extractor fan and part tiled walls.

### OUTSIDE

### PARKING

Access from New Road to an area allowing for the parking of three vehicles.

### THE GARDEN

There is an area of garden to the front and back of the property with patio, lawns, plants and shrubs and two garden sheds.

### SERVICES

Mains gas, water, electricity and drainage.

### COUNCIL TAX

Sevenoaks District Council - Band "D"

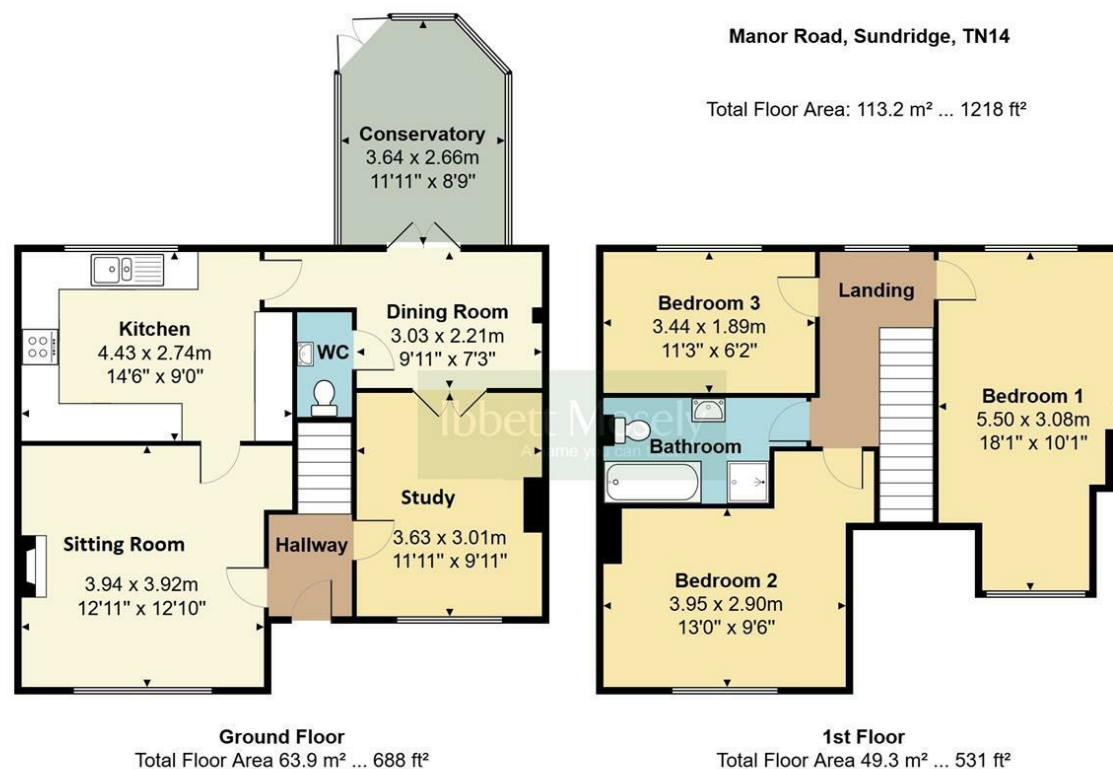
### DIRECTIONS

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- C



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