



Rear Shot

JONATHAN HALL

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Fen Pond Road, Ightham Sevenoaks, Kent, TN15 9JE

Price Range: £625,000 - £650,000

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A deceptively spacious, superbly presented and extended semi-detached house with a spacious sitting/dining room, family room/bedroom four, stunning kitchen/breakfast room, lovely shower room, three bedrooms, beautiful bathroom, driveway and an approximately 90ft delightful south-westerly facing rear garden with two cabins. Located in a small cul-de-sac close to the heart of the highly sought-after picturesque historic village of Ightham, with its pub, Ofsted outstanding primary school, farm shop and park; and only one mile to Borough Green with its wide range of local amenities, including train station (with services to London from 37 minutes).

Summary

- Superbly Presented & Spacious Semi
- Approx 90ft Delightful South-Westerly Garden
- Two Cabins
- Spacious Sitting Room/Dining Room
- Stunning Kitchen/Breakfast Room
- Family Room/Bedroom Four
- Three Bedrooms, Bathroom & Shower Room
- Front Garden with Driveway
- Close to Heart of Picturesque Historic Village
- Local Station (Services to London - 37mins)

Accommodation

Ground floor: entrance porch, hall with stairs to the first floor and built-in cupboard; kitchen/breakfast room with a stunning contemporary fitted kitchen comprising a range of wall and base units, quartz worktops and breakfast bar, sink with mixer tap, electric ceramic hob with extractor hood above, built-in double oven, integrated dishwasher, integrated washing machine and integrated fridge/freezer, and opening to the spacious sitting/dining room with double doors leading to the garden; family room/bedroom four with range of fitted cupboards; and a lovely shower room with shower with monsoon shower head, WC, washbasin and chrome towel-rail radiator.

First floor: landing, bedroom one with fitted cupboards/wardrobes and access to eaves storage; two further bedrooms, beautiful bathroom with WC, bath with shower and monsoon shower head above, washbasin and tall chrome towel-rail radiator.

Outside

Front garden with a block paved driveway, leading to the entrance door and a side gate leading to an approximately 90ft x 56ft max delightful rear garden with a large stone paved patio, a lawn, borders stocked with plants and shrubs, a large area of laid to bark at the end of the garden and two cabins.

Agents Note

The property is freehold, in council tax band D and benefits from double glazing and gas central heating.





Location

The property is located close to the heart of the highly sought-after village of Ightham with its popular Ofsted 'Outstanding' Ightham Primary School, the George & Dragon pub/restaurant, farm shop, recreation ground with children's play area, village hall and St Peters Church.

Borough Green, approximately one mile away, offers a good selection of local amenities including a mainline railway station with services to London Bridge (from 37 minutes), Charing Cross (from 47 minutes) and Victoria (from 48 minutes), a variety of shops, restaurants, takeaways, medical centre, dentist, library, petrol station, primary school, several churches, and Reynolds Retreat (with its gym, spa, pool, country club and restaurant), recreation ground, playing fields, skate-park and bowling club.



The historic market town of Sevenoaks, with its comprehensive range of shopping, leisure and state and private schools, including two Grammar schools and the renowned Sevenoaks School, and mainline station with services to London Bridge (from 23 minutes), is approximately 5.5 miles away.

Bluewater Shopping Centre and Ebbsfleet International Station with services to London St Pancras (from 18 minutes) and Europe are both approximately 13 miles away.

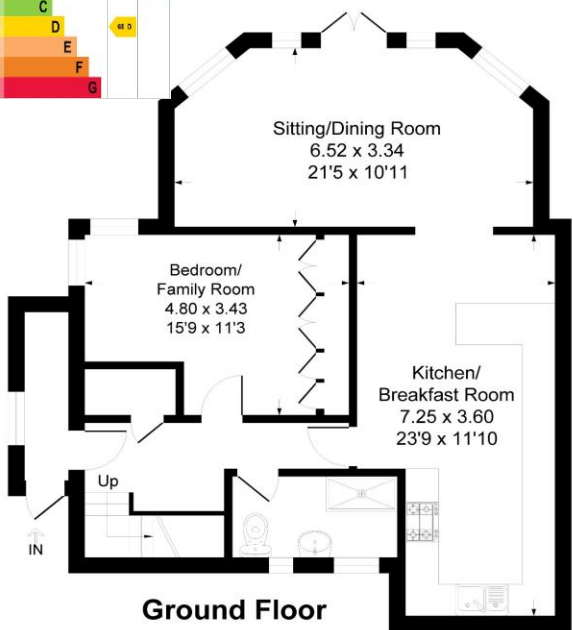
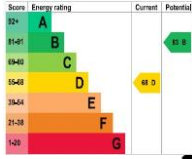
The M26 and the M20 can both be accessed within approximately 3.2 miles.



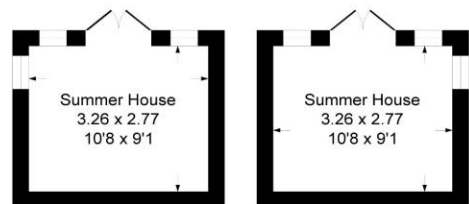
A deceptively spacious, superbly presented and extended three/four bedroom semi-detached house with an approximately 90ft delightful south-westerly facing rear garden; located in a cul-de-sac close to the heart of the highly sought-after picturesque historic village of Ightham.



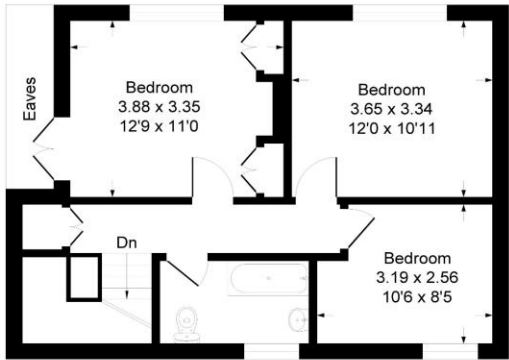




Ground Floor



Outbuildings



First Floor

Approximate Gross Internal Area = 130.0 sq m / 1400 sq ft
 Approximate Outbuildings Internal Area = 18.0 sq m / 194 sq ft
 Approximate Total Internal Area = 148.0 sq m / 1594 sq ft



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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