



## Linton Vigo Road

Fairseat, Sevenoaks, TN15 7LT Freehold



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Offers in excess of £550,000

**Create your own dream home! This is a fantastic opportunity for those with creative vision to make a comfortable stylish home in the tranquil village of Fairseat. In need of modernisation, this three bedroom semi-detached house offers entrance porch, hallway, two separate reception rooms, kitchen, conservatory and front garden with driveway offering ample parking leading to a garage. To the rear is an approximate 130ft southerly facing garden. The property is being sold with the advantage of no onward chain and is positioned in the heart of this popular semi-rural location.**

### Overview

- Beautiful village setting
- Backing onto farmland
- Semi detached house
- In need of refurbishment
- Three bedrooms
- Two receptions room
- Front and rear gardens
- Driveway, garage
- No onward chain
- Council tax band E

### Ground Floor

#### Porch

Double glazed entrance

#### Entrance hall

Stairs to first floor with cupboard under, doors then lead through to

#### Sitting room

14'10 into bay x 11'11

Bay window with box seat and fireplace place with log burning stove.

#### Dining room

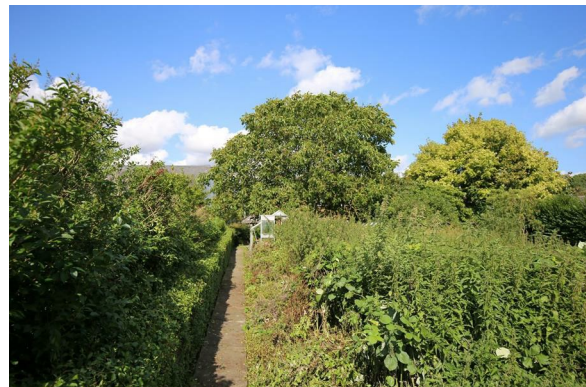
13'10 x 10'0

Log burning fire and door to conservatory.

#### Conservatory

14'5 x 8'10

Views and door onto rear garden.



### Kitchen

11'8 max x 9'1

Worktops, sink with drainer, base units space for electric cooker, views to rear over the garden and door to side leading onto the garden.

### First Floor

#### Landing

Doors lead off to

#### Bedroom one

15'7 into bay x 12'0

Bay window and built in cupboards.

#### Bedroom two

14'0 x 10'1

Built in wardrobes and double glazed window looking onto the garden.

### Bedroom three

8'11 x 7'11

Airing cupboard, shelving and cupboard

### Bathroom

6'7 x 5'11

Bath, WC, vanity wash basin and dado rail

### Externally

#### Front

Lawn, hedge, tree, side access, driveway and garage with eves storage.

#### Rear

130 x 30

Lawn, hedge, trees, beds, pond and outside WC.

### Location

Fairseat is an attractive semi rural location, Wrotham village with

its village shop, popular primary school, secondary school, recreation ground, church and several pubs, is approximately 2 miles away. Culverston has a further primary school and local shop. Borough Green with its variety of shops, restaurants, take-aways, pub, bar, churches, doctors, dentists, popular primary school, Reynolds Retreat (Health Club, Country Club and Spa and mainline station is approximately 3 miles away. Meopham mainline station is approximately 5 miles away.

Sevenoaks town centre with its comprehensive range of shopping and leisure facilities and mainline station (with fast services to London) is approximately 9.4 miles away. Ebbsfleet International Station (with fast services to London) is approximately 9.5 miles away. Bluewater shopping centre is approximately 10 miles away. Access to the M20/M26 is approximately 1.7/2.5 miles away.

### Agents notes

The electrics and boiler need to be renewed.

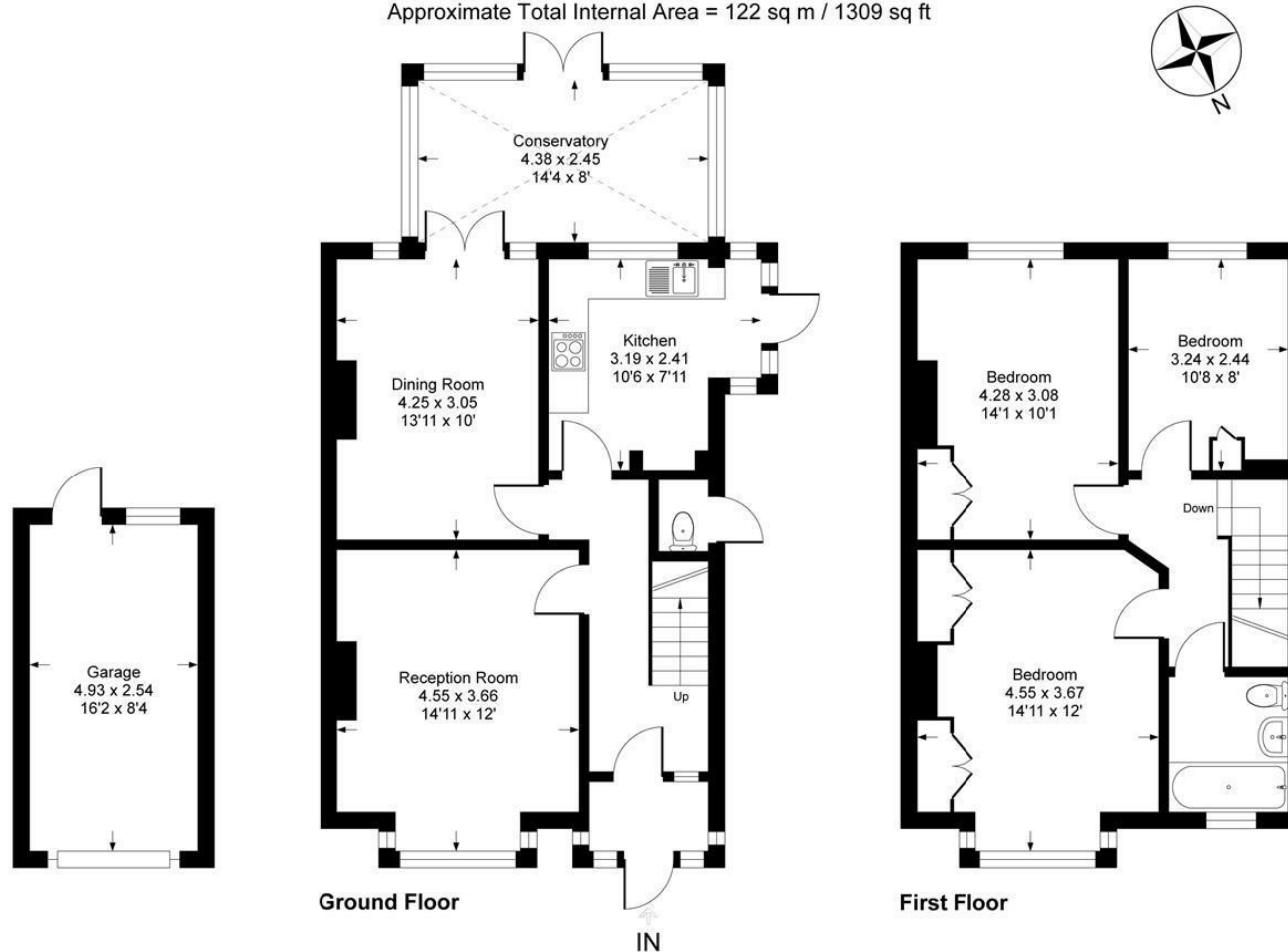


## Vigo Road, TN15

Approximate Gross Internal Area = 109 sq m / 1174 sq ft

Approximate Garage Internal Area = 13 sq m / 135 sq ft

Approximate Total Internal Area = 122 sq m / 1309 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Produced by Planpix

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