



5 Fen Pond Road
Ightham, TN15 9JD Freehold



Price Guide £575,000

This light and airy semi-detached bungalow can be found within the picturesque village of Ightham, opposite the Church and is well presented and extended with two bedrooms. The property is offered to the market with no onward chain.

Overview

- Desirable village location
- Semi-detached chalet bungalow set well back from the road
- Large kitchen/diner/reception
- Two/three double bedrooms
- Shower room & separate wc
- Conservatory
- Long drive & garage
- Private garden
- Viewing recommended
- Chain free



Description

Once inside, an entrance hallway greets your arrival with built-in storage cupboards and connecting doors to the other rooms. The dual aspect lounge is a good size and offers a bright room with a feature fireplace. Having being extended to the rear the kitchen/diner has plenty of worktop space and storage units and is the perfect hub of the home. A door opens onto the Conservatory with stunning views of the garden. Both bedrooms are double rooms, and like the living room, are both bright and are of a generous size. The shower room offers a shower cubicle, washbasin and separate WC.



Outside

The rear garden faces a south-easterly direction and at 60ft in length allows it to have sunshine in different areas for most of the day. It is neatly tended with a large lawn area, flower and shrub borders and patio area. Established trees are at the bottom of the garden adding to the feel of privacy and its countryside setting. Entrance to the property is via a large frontage that comprises of a lawn area and a long driveway accommodating four cars. Having such a large frontage gives the home a good degree of peace, quiet and privacy set back from the Fen Pond Road.

Location

Set to the South West of Sevenoaks the highly sought-after and historic village of Ightham benefits from many local amenities and excellent transportation links. The village has an 'Ofsted outstanding' primary school, village shop, pub, historic church, recreation ground with playground, tennis courts and National Trust site of Ightham Moat while still providing easy access to the nearby towns of Tonbridge and Sevenoaks.

Sevenoaks town is approximately six miles away and offers a comprehensive range of shops, social and leisure facilities. Sevenoaks mainline station has fast and frequent services links to London in less than thirty minutes. Leisure facilities

include Sevenoaks Leisure Centre, Vine cricket club, rugby club, hockey club, and golf at Wildernesse and Knole. Sevenoaks also benefits from local annex' to two grammar schools based in Tonbridge and Tunbridge Wells, comprehensive schools and a number of private schools including the internationally renowned Sevenoaks School. More locally Borough Green village has a variety of shops, doctors, dentists, Reynolds Retreat (gym, country club, restaurant and spa) and mainline station with services to London Bridge, Charing Cross and Victoria in around 35 - 45 minutes. Maidstone is just under two miles away. The M20/M25/M26 motorway networks are within easy reach.

Viewing arrangements

Strictly by prior appointment with Kings.

Directions

From the office head west on Western Rd/A227. At the roundabout, take the second exit onto Sevenoaks Rd/A25 and continue for 0.4 miles. At the roundabout take the second exit onto Borough Green Rd/A227 and after 0.4 miles turn right onto Fen Pond Road. Turn right onto the slip road where the property will be found. what3words location finder: [///awards.cars.carbon](https://www.what3words.com/location/awards.cars.carbon)

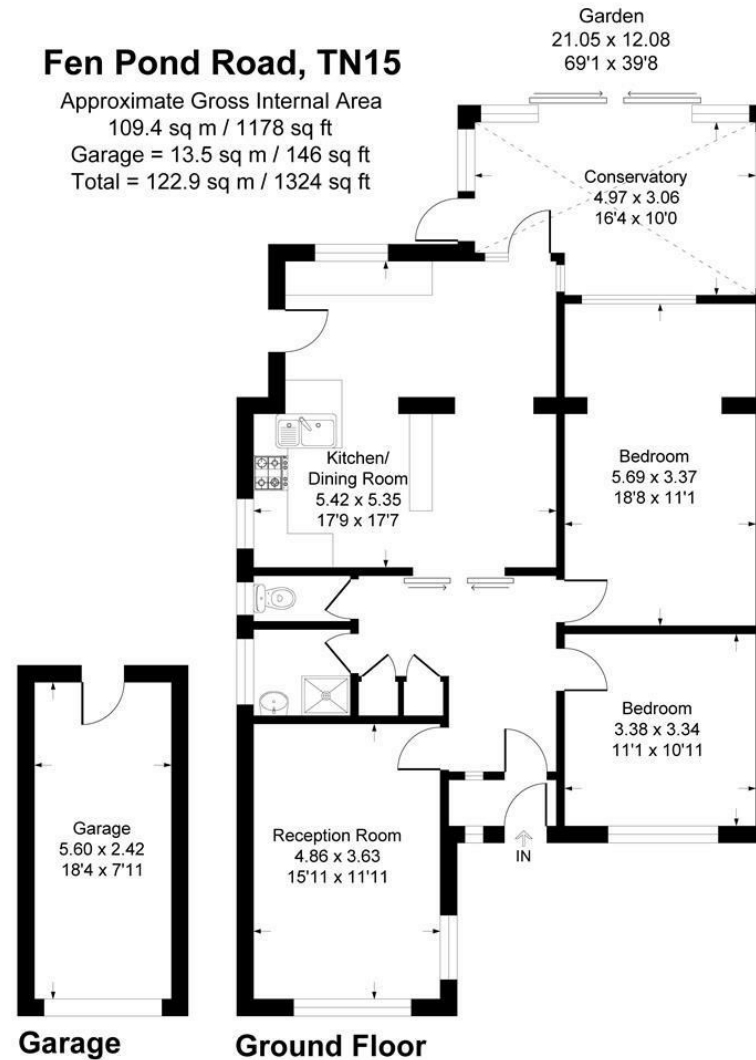
Property Information

Mains gas, electric, water and waste. The Local Authority is Tonbridge & Malling. The council tax band is E.



Fen Pond Road, TN15

Approximate Gross Internal Area
109.4 sq m / 1178 sq ft
Garage = 13.5 sq m / 146 sq ft
Total = 122.9 sq m / 1324 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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