



**\*\* PRICE GUIDE £900,000 - £925,000 \*\* \*\* NO CHAIN \*\***

A substantial detached family home providing 2060 sqft of accommodation (inc garage) set in gardens totalling just under one fifth of an acre, located in the desirable village of Seal.

Located as one of only four homes off this private road the property has a spacious 18ft ENTRANCE RECEPTION , 2 FURTHER RECEPTION ROOMS , 23ft KITCHEN / DINING ROOM , 4 LARGE DOUBLE BEDROOMS & 2 BATHROOMS.

ATTACHED GARAGE & PARKING FOR 3 CARS. Seal Primary within walking distance (0.2 miles), as well as Weald Grammar and Trinity Secondary Schools (1.1 mile) and a number of local village stores.

## Vistar Childsbridge Lane

Seal, Sevenoaks, Kent, TN15 OBS Freehold



Offers In Excess Of £900,000

### **ENTRANCE HALL**

Spacious and welcoming entrance hall has new front entrance door with glazed insert, double glazed window to front, double radiator, stairs to first floor landing, newly fitted carpet and doors off.

### **GROUND FLOOR WC**

Radiator, inset downlighting, attractive wood effect vinyl flooring, contemporary suite comprising low level wc and wash basin with integrated storage unit beneath.

### **SITTING ROOM**

Accessed via double doors from the entrance reception, this spacious reception room has double glazed window to front, double radiator, pendant lighting and newly fitted carpet.

### **FAMILY ROOM**

Accessed via double doors from the entrance reception, this triple aspect reception room boasts double glazed windows to both front and side with accompanying three piece bifold doors providing direct access to the garden. Double radiator, pendant lighting and newly fitted carpet.

### **KITCHEN/DINING ROOM**

Substantial kitchen / dining environment is dual aspect with double glazed windows to rear providing panoramic garden aspect and accompanying three piece bifold doors leading to the paved patio terrace. Double radiator, inset downlighting, extensive series of contemporary matching wall and base units set with granite work surface tops incorporating stainless steel sink unit and hose style mixer tap. Integrated appliances include double oven with four ring hob plus overhead extractor and dishwasher, with space for an American style fridge freezer and washing machine. Extensive open dining area for table and chairs.

### **FIRST FLOOR LANDING**

Access hatch to loft, newly fitted carpet and doors off to all rooms.

### **MASTER BEDROOM**

Substantial double bedroom has two double glazed windows to front, two double radiators, pendant lighting and newly fitted carpet. Built in fitted wardrobe and door providing access to the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

Opaque double glazed window to rear, heated towel rail, attractive wood effect vinyl flooring, inset downlighting. Contemporary white suite comprising oversized full width walk in shower cubicle with tiled surround, low level wc and pedestal wash basin with tiled splashback.

### **BEDROOM TWO**

Spacious double bedroom with double glazed window to front, double radiator, pendant lighting and newly fitted carpet. Door to walk in closet with opaque double glazed window to front.

### **BEDROOM THREE**

Spacious dual aspect double bedroom has double glazed windows to rear and side providing delightful aspect over the garden. Double radiator, pendant light and newly fitted carpet.

### **BEDROOM FOUR**

Spacious double bedroom with double glazed window to rear providing delightful aspect over the garden. Double radiator, pendant light and newly fitted carpet.

### **FAMILY BATHROOM**

Inset downlighting with light pipe providing natural light, air extractor unit, heated towel rail, attractive wood effect vinyl flooring, localised wall tiling. Contemporary white suite comprising panelled bath with wall mounted shower unit over and screen, low level wc plus wash basin with integrated storage base unit.

### **GARAGE AND PARKING**

There is an attached single garage with new metal up and over door to front, power and light connected, boiler located to the rear of the garage. There is driveway parking in front of the property for several cars.

### **GARDENS**

The property is centrally set within its own delightful garden surrounds, providing spacious access to each side. Set within a neatly fenced perimeter the gardens are predominantly laid to lawn with a spacious paved patio terrace accessed via both the family room and kitchen / dining room. There are a number of trees to the perimeter of the plot, providing a good degree of privacy.

### **OTHER INFORMATION**

Council Tax Band: F


Tenure: Freehold.

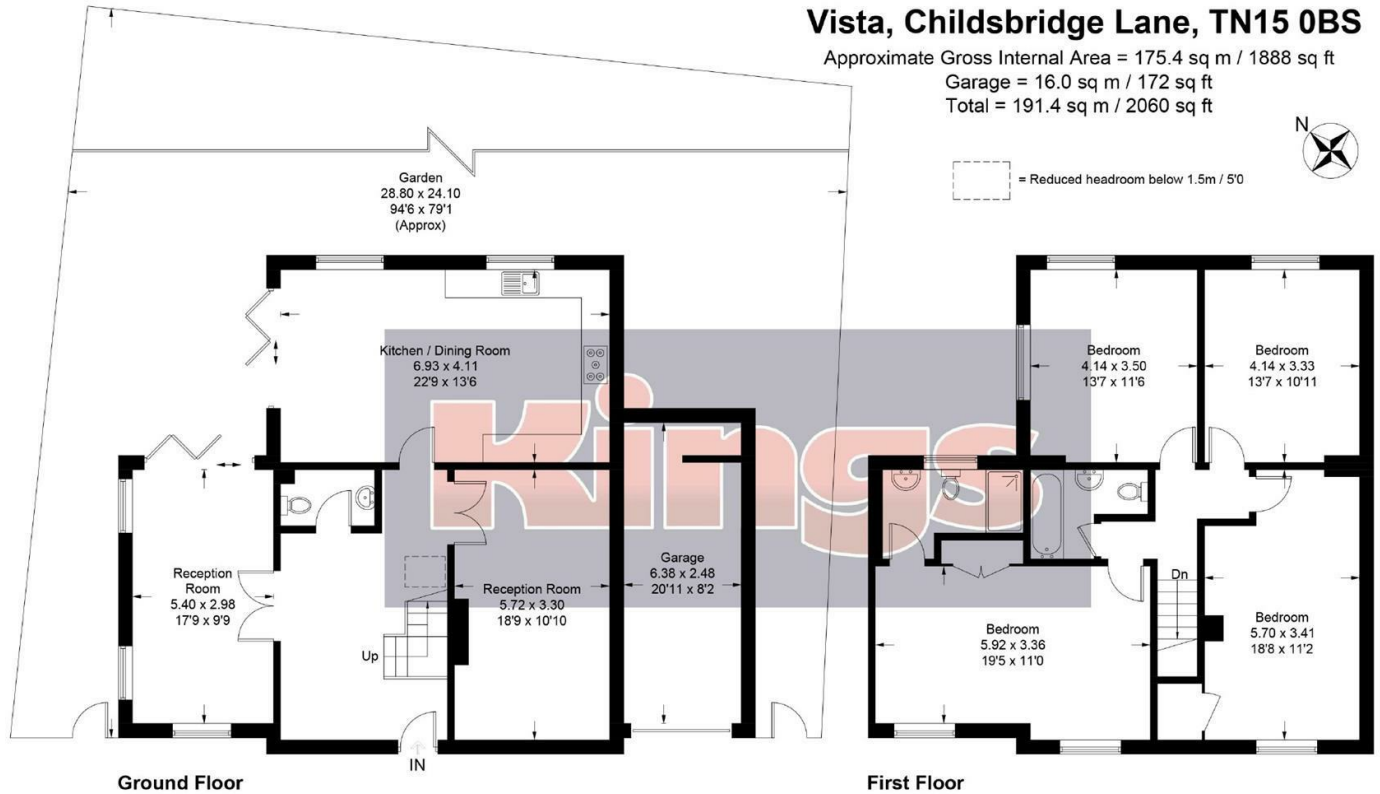




## Vista, Childsbridge Lane, TN15 0BS

Approximate Gross Internal Area = 175.4 sq m / 1888 sq ft  
Garage = 16.0 sq m / 172 sq ft  
Total = 191.4 sq m / 2060 sq ft

 = Reduced headroom below 1.5m / 5'0"



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 on behalf of Kings Estate Agents (ID798753)

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