



Cherry Trees is a wonderful three bedroom detached family home situated about half a mile from the popular village of Seal with its local amenities including restaurants, shops, local recreational facilities and primary school. Sevenoaks town centre is just over 2.5 miles and has a further range of shops, restaurants, cinema/theatre complex, swimming/leisure centre and main library. Sevenoaks and Otford mainline stations have quick and convenient services to London stations. There is also access to the M25 motorway just to the west of Sevenoaks at Chevening, Junction 5.

The property itself comprises entrance porch & hall, sitting room, kitchen, cloakroom/utility and conservatory to the ground floor and landing, two double bedrooms, single bedroom, family shower room and cloakroom to the first floor. Externally the property benefits from a beautifully maintained and private rear garden with patio and lawn as laid as well as shed and greenhouse. To the side aspect, a wonderful workshop with running power has been built and is ideal for hobbies and work. The frontage provides a generous driveway leading to the attached garage and a maintained lawn as laid. Available with no onward chain, viewing is highly recommended by the sole selling agent to appreciate what this wonderful family home offers.

Cherry Trees Childsbridge Lane

Seal, Sevenoaks, TN15 0BU Freehold



£730,000

Ground Floor

ENTRANCE PORCH

Tiled floor as laid, electrical sockets, surrounding double glazed windows, external front door and internal door leading to entrance hall.

ENTRANCE HALL

Parquet flooring as laid, opaque double glazed window to front aspect and standard double glazed window to side aspect, radiator, carpeted staircase to first floor, boiler cupboard, carpeted staircase to first floor with understairs storage cupboard.

CLOAKROOM/UTILITY

Tiled floor as laid, part tiled walls, opaque double glazed window to front aspect, radiator, counter top and underspace for washing machine, wc, wash hand basin, storage cabinet.

KITCHEN

Tiled floor, double glazed window to front and side aspect and opaque double glazed window to side aspect, external door, part tiled walls, radiator, range of integrated, worktops, cupboards and drawers, integrated electric fan oven, four burner gas stove and overhead extractor unit, integrated dishwasher, sink & drainer with mixer tap.

SITTING ROOM

Parquet flooring as laid, carpet as laid, double glazed windows to side and rear aspect, double glazed door to conservatory, radiator x 2, central fireplace feature with electric fire.

CONSERVATORY

Tiled floor as laid, surrounding double glazed windows and french doors to rear patio area, radiator each side.

First Floor

LANDING

Carpet as laid, access to loft via hatch, airing cupboard containing water tank.

MASTER BEDROOM

Carpet as laid, partnering double glazed windows to rear aspect, radiator, integrated wardrobes.

BEDROOM TWO

Carpet as laid, double glazed window to front aspect, radiator, integrated wardrobes.

BEDROOM THREE

Carpet as laid, double glazed window to front aspect, radiator, integrated wardrobes.

FAMILY SHOWER ROOM

Vinyl flooring as laid, opaque double glazed window to side aspect, walk in shower with glass surround, radiator, wash hand basin, small storage cabinet.

CLOAKROOM

Vinyl floor as laid, opaque double glazed window to side aspect, part tiled walls, wash hand basin.

Externally

REAR GARDEN

Large patio adjacent to conservatory, surrounding shrubs and trees creating plenty of privacy, flower beds, beautifully maintained lawn as laid, greenhouse and shed each side, well built and sturdy timber framed workshop adjacent to the side aspect of the house benefiting electrical supply, Garage is accessible via the front garage door and the rear door from the side of the garden.

FRONTAGE

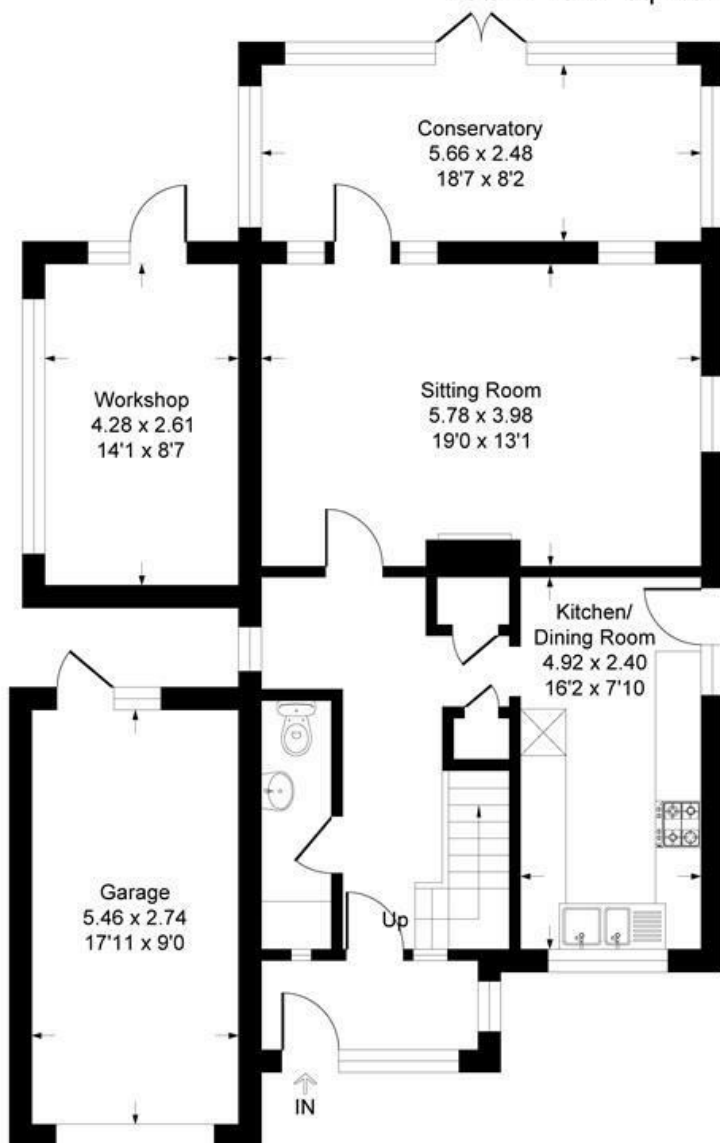
The property benefits from a well maintained front lawn and spacious driving parking approximately five cars.



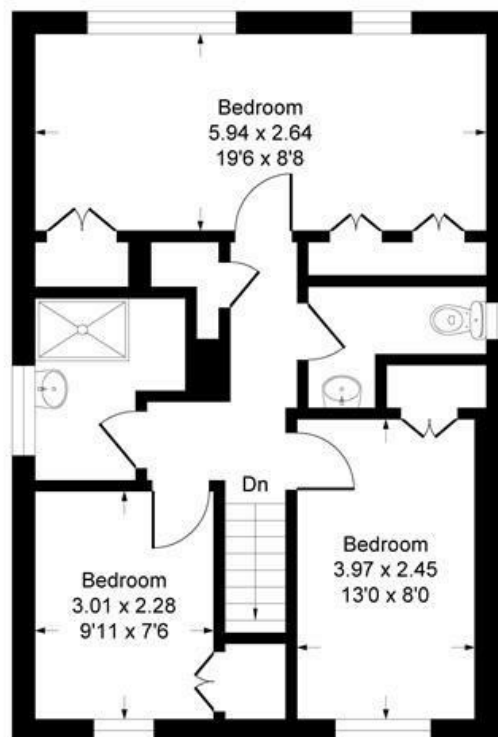


Cherry Trees, Childsbridge Lane, TN15

Approximate Gross Internal Area
125.4 sq m / 1350 sq ft
Garage/Workshop = 26.3 sq m / 283 sq ft
Total = 151.7 sq m / 1633 sq ft



Ground Floor



First Floor

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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