



An attractive three bedroom semi-detached family home, boasting a generous rear garden with views beyond, situated just 0.4 miles from the excellent Trinity School / Weald Girls Grammar / Tunbridge Wells Boys Grammar school campus. In Addition the property is conveniently located for a range of doorstep amenities including the Sainsbury Local (0.5 miles) and Superstore, with a wider array of all shopping, social and leisure facilities on offer in the High Street. Excellent for commuters, the property sits just 0.6 miles from Bat & Ball rail station, with fast and frequent links to London available in less than thirty minutes from Sevenoaks station (1.5 miles).

The well planned accommodation provides exciting potential for extension (subject to obtaining all relevant consents and permissions) as a number of the neighbouring homes have already benefited from. At present, the well planned accommodation provides entrance hall with sitting room to front, kitchen / breakfast room to the rear with a side lobby and WC off. To the first floor there are three bedrooms and the family bathroom. Additional benefits include driveway parking for one car, a superb rear garden complete with detached studio / summerhouse and lovely rearward views over the recreation ground beyond. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive home has to offer.

154 Seal Road

Sevenoaks, Kent, TN14 5AA Freehold



Guide Price £550,000

ENTRANCE HALL

Double glazed front entrance door, double radiator, coved ceiling, laminate wood flooring, stairs to first floor landing and door to sitting room.

SITTING ROOM

Double glazed window to front, double radiator, coved ceiling with inset down lighting, continuation of laminate wood flooring and feature fireplace surround with marble style hearth as the focal point for the room, open archway provides access through to the breakfast section of the kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM

Double glazed French doors provide access to the rear garden, while the accompanying double glazed window provides a delightful aspect over the garden to the recreation ground beyond. Radiator, coved ceiling with inset down lighting, continuation of laminate wood flooring to breakfast area which becomes tiled flooring to the kitchen area. Series of matching wall and base units for storage set with roll top work surfaces incorporating one and a half bowl stainless steel sink unit with drainer and localised mosaic effect wall tiling. Space for utilities including cooker with overhead extractor, tall fridge freezer and plumbing for dishwasher.

SIDE LOBBY

Part glazed side door provides access to the parking space, door to useful under stairs storage cupboard (with power and light - currently houses washing machine). Door to ground floor cloakroom.

GROUND FLOOR CLOAKROOM

Patterned double glazed window to rear, tiled floor, wall mounted boiler, suite comprising low level WC and wall mounted wash hand basin.

FIRST FLOOR LANDING

Double glazed window to side as staircase returns, coved ceiling with access hatch to loft, fitted carpet and doors to all rooms.

BEDROOM ONE

Double bedroom with double glazed window to front, radiator, fitted carpet, coved ceiling, picture rail and ornate feature fireplace as the focal point for the room.

BEDROOM TWO

Double bedroom with double glazed window to rear providing delightful far reaching aspect over the garden and recreation ground beyond. Radiator, fitted carpet, coved ceiling and ornate feature fireplace as the focal point for the room.

BEDROOM THREE

Single bedroom has double glazed window to rear

providing delightful far reaching aspect over the garden and recreation ground beyond. Radiator, fitted carpet, coved ceiling and picture rail.

BATHROOM

Patterned double glazed window to side, heated towel rail, inset down lighting, air extractor unit, vinyl flooring, localised wall tiling, white suite comprising shower end bathtub with overhead shower attachment and screen, close coupled WC and pedestal wash basin.

PARKING

There is driveway parking for 1 car to the left hand side of the property

GARDEN

The garden is a genuine feature of the property boasting a sunny aspect and being set within a neatly fenced perimeter with private gate to the rear providing direct access to the recreation ground beyond. There is an attractive decked and graveled terrace which provides an ideal space for sitting out and entertaining and this leads to the substantial lawned garden complete with pond feature as well as flower and shrub borders providing colour and definition.

DETACHED STUDIO

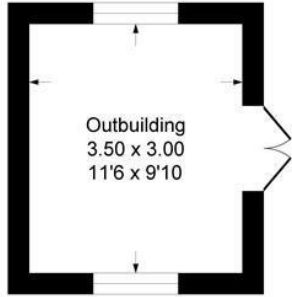
There is a detached studio / summerhouse set adjacent to the main property which has its own decked terrace and multi pane double entrance doors, as well as windows to front and either side, fitted carpet, power and light connected.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax is Band D



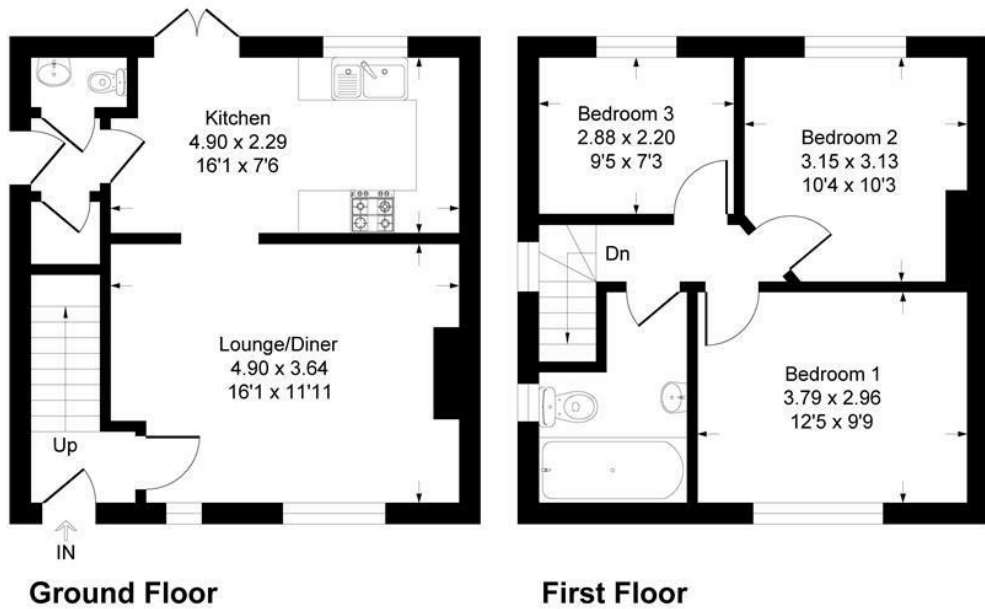




Outbuilding

Seal Road, TN14

Approximate Gross Internal Area
 75.3 sq m / 811 sq ft
 Outbuilding = 10.5 sq m / 113 sq ft
 Total = 85.8 sq m / 924 sq f



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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