



Madeley House is a most attractive double fronted three double bedroom detached family home situated in the ever popular village of Seal, with its range of local stores and amenities including the recreation ground and highly regarded primary school (0.2 miles). For secondary schooling the equally well regarded Trinity School and twin Grammars of Weald Girls and Tunbridge Wells Boys are within easy reach at just 0.9 miles away. A wider array of all shopping, social and leisure facilities, including beautiful Knole Park, can be found in the neighbouring town of Sevenoaks, with its fast and frequent mainline rail links to London Bridge / Charing Cross in less than thirty minutes.

Boasting a wealth of character features including multiple fireplaces, the well presented and generously proportioned accommodation currently comprises a spacious and welcoming entrance hallway with ground floor WC off, through sitting / dining room, separate family room, fitted kitchen with large utility room off and ground floor shower room. To the first floor there are three double bedrooms, and the family bathroom, all accessed via the feature landing. Accessed via a five bar gate, the property benefits from generous driveway parking leading to the attached half storage garage to the front, whilst at the rear the property enjoys a generously sized and well maintained private garden. Your viewing comes highly recommended in order to fully appreciate all this supremely comprehensive family home has to offer.

Madeley House Childsbridge

Seal, Kent, TN15 0BP Freehold

 3

 2

 2

 D

Guide Price £830,000

ENTRANCE HALL

Spacious and welcoming entrance hall has double glazed front entrance door, radiator, wood laminate flooring, stairs to first floor landing with understairs storage cupboard and doors off to all rooms.

GROUND FLOOR WC

Opaque double glazed window to rear, heated towel rail, continuation of the wood laminate flooring, contemporary white suite comprising close coupled WC and wash hand basin with tiled splashback and integrated storage unit beneath.

SITTING / DINING ROOM

Full depth dual aspect reception room has double glazed windows to both front and rear with a delightful aspect over the garden, two radiators, fitted carpet and ornate wooden fire surround as the focal point for the room.

FAMILY ROOM

Second reception room has a double glazed window to front, radiator, fitted carpet, serving hatch to / from kitchen and an ornate period fireplace as the focal point for the room.

KITCHEN

Modern fitted kitchen has double glazed window to rear with delightful garden aspect, radiator, wood effect LVT flooring, inset downlighting, localised wall tiling in an attractive brick bond pattern. The kitchen itself comprises an extensive series of matching wall and base units set with roll top work surfaces incorporating one and a half bowl sink unit and drainer. Integrated oven with four ring gas hob and overhead extractor, space and plumbing for further under counter utilities and open doorway providing access through to the utility room.

UTILITY ROOM

Spacious utility room has double glazed rear door to garden, radiator, continuation of attractive wood effect LVT flooring, inset downlighting and courtesy door to garage. Further series of matching wall and base units set with work surface tops and matching upstands. Inset sink unit and drainer, space and plumbing for washing machine / tumble dryer, door providing access to the ground floor shower room.

SHOWER ROOM

Opaque double glazed window to side, radiator, inset downlighting, continuation of attractive wood effect LVT flooring. Contemporary white suite comprises full sized step in shower cubicle with fully tiled surround, close coupled WC and wash basin with tiled splashback and integrated storage cupboard beneath.

FIRST FLOOR LANDING

Light and airy, the first floor landing is part galleried

and has a double glazed window to rear with delightful aspect over the garden, access hatch to loft space, fitted carpet and doors off to all rooms.

BEDROOM ONE

Substantial double bedroom runs the depth of the property and is dual aspect with double glazed windows both front and rear (with delightful aspect over the garden), two radiators, fitted carpet and ornate period fireplace as the focal point for the room.

BEDROOM TWO

Double bedroom with double glazed window to front, radiator, fitted carpet and ornate period fireplace as the focal point for the room.

BEDROOM THREE

Double bedroom with double glazed window to rear (with delightful aspect over the garden), radiator, fitted carpet and ornate period fireplace as the focal point for the room.

FAMILY BATHROOM

Opaque double glazed window to front, radiator, tile effect flooring and fully tiled walls, white suite comprising panel bathtub with wall mounted shower unit over, close coupled WC and pedestal wash basin.

GARAGE & PARKING

Accessed via a five bar gate, there is secure parking on the front driveway for several cars with access provided to the half storage garage. The garage has been part converted for the utility room, leaving half the garage as useful storage area, still with the metal up and over door in situ, radiator, inset downlighting, door to storage cupboard also housing wall mounted boiler and courtesy door through to the utility room.

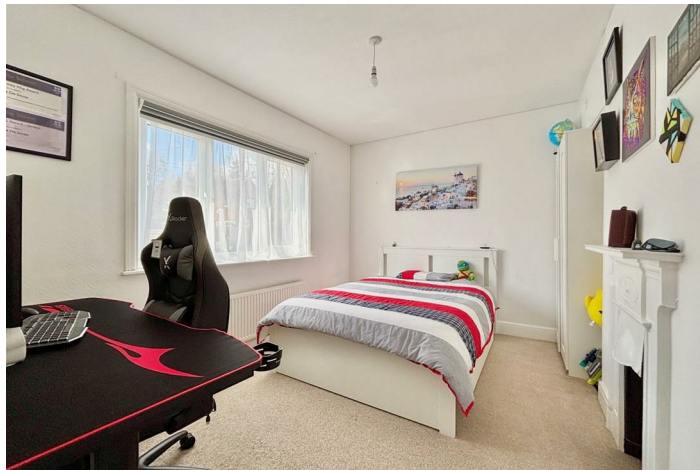
GARDEN

The rear garden is a genuine feature of this delightful home, boasting a sunny aspect and extending approximately 85ft in length. With side access from the front, the rear garden is predominately laid to lawn set within a neatly fenced / hedged perimeter providing a high degree of privacy. A recently constructed decked sun terrace to the left side of the garden is partly covered, providing an ideal area in which to sit out and entertain.

ADDITIONAL INFORMATION

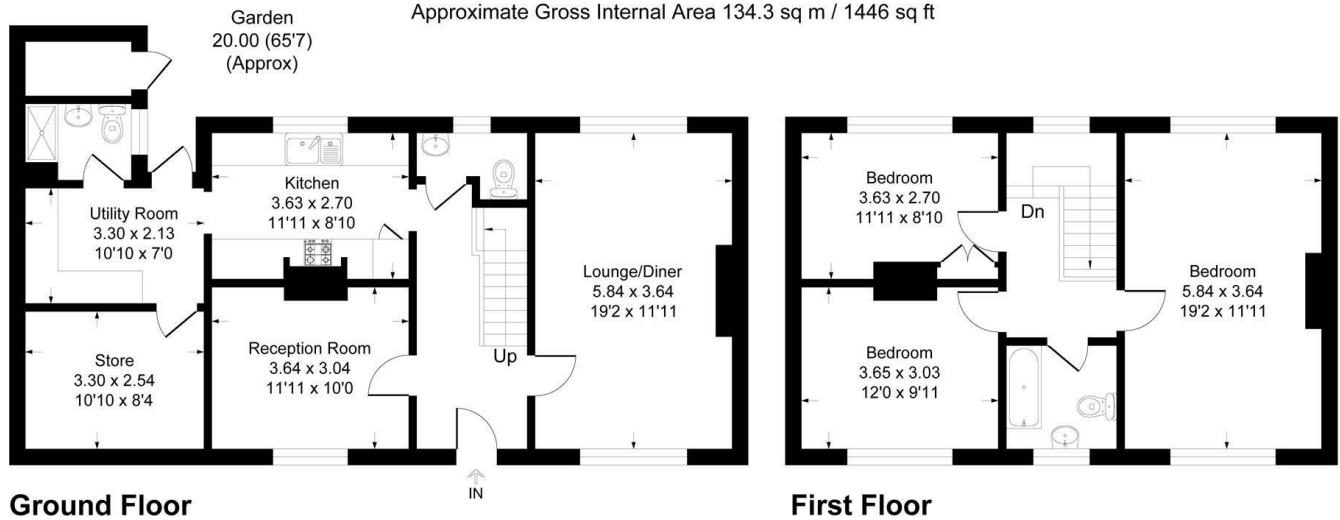
Property is Freehold
Council Tax Band F





Madeley House, Childsbridge Lane, TN15

Approximate Gross Internal Area 134.3 sq m / 1446 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

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

