



A spacious two double bedroom, two bathroom property forming part of this exclusive enclave of modern homes in the heart of the highly desirable village of Seal, within easy reach of a variety of doorstep amenities including the excellent local primary school and village stores. A wider array of all shopping, social, leisure and educational facilities can be found in the neighbouring town of Sevenoaks, with the highly regarded Trinity and Grammar Schools less than a mile away, as well as a fast and frequent rail service to London Bridge / Charing Cross in less than thirty minutes.

Thoughtfully extended to the side, the generously proportioned accommodation (in excess of 1000 sq.ft) is set across two floors comprising a welcoming entrance hall, full width sitting room with direct garden access, fitted kitchen / dining room, additional family room / conservatory with ground floor shower room, two first floor double bedrooms (each with built in wardrobes) and the family bathroom. Additional benefits include designated parking for two cars to the front of the property, far reaching frontal and generous gardens both front and rear. Available with NO ONWARD CHAIN, your early viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

28 Robinwood Drive

Seal, Kent, TN15 OTA Freehold



Guide Price £425,000

GROUND FLOOR

ENTRANCE HALL

Spacious and welcoming entrance hall has front entrance door with ornate glazed insert as well as accompanying leaded light window to front, radiator, fitted carpet, staircase to first floor landing with useful understairs storage cupboard and doors off to all rooms.

LIVING ROOM

Full width reception room has double glazed French doors to rear providing direct access to the garden as well as accompanying window to rear, two radiators, coved ceiling, TV point and fitted carpet.

KITCHEN / DINING ROOM

Generous kitchen / dining room has double glazed leaded light window to front, wood laminate flooring, internal high level window to living room, radiator, localised wall tiling in an attractive brick bond pattern and wall mounted boiler. The kitchen boasts a series of matching modern wall and base units set with roll top work surfaces incorporating sink unit and drainer. Integrated appliances include fridge over freezer, dishwasher, washing machine, electric fan oven with four burner electric hob and overhead extractor fan. Door providing access through to the family room / conservatory.

FAMILY ROOM / CONSERVATORY

Spacious additional reception room has double glazed windows to two side set on a low level base with aspect over the rear garden, vaulted ceiling, wood laminate flooring and double glazed French doors providing direct access to the rear garden. Door also to ground floor shower room.

GROUND FLOOR SHOWER ROOM

Opaque double glazed leaded light window to front, radiator, wood effect flooring, localised wall tiling, white suite comprising full size step in shower cubicle, low level wc and pedestal wash hand basin.

FIRST FLOOR

LANDING

Light and airy first floor landing has double glazed leaded light window to front, radiator, fitted carpet, door to airing cupboard containing,, access hatch to loft and doors off to all rooms.

BEDROOM ONE

Double bedroom has double glazed leaded light window to front, radiator, fitted carpet and integrated wardrobe.

BEDROOM TWO

Double bedroom has double glazed window to rear with delightful garden aspect, radiator, fitted carpet and integrated wardrobe.

FAMILY BATHROOM

Opaque double glazed window to rear, radiator, wood laminate flooring, predominately tiled walls and white suite comprising panel bathtub, close coupled wc and pedestal wash hand basin.

EXTERNALLY

PARKING

The property benefits from having two allocated parking spaces to the front.

GARDEN

The property's rear garden is a genuine feature of the home given its larger than normal plot size for the development. There is a large paved patio terrace which is ideal for sitting out and entertaining as well as a lawned garden with surrounding shrubbery providing plenty of privacy for the plot and a timber storage shed to the foot of the garden.

ADDITIONAL INFORMATION

The Property Is Freehold
Council Tax Band D

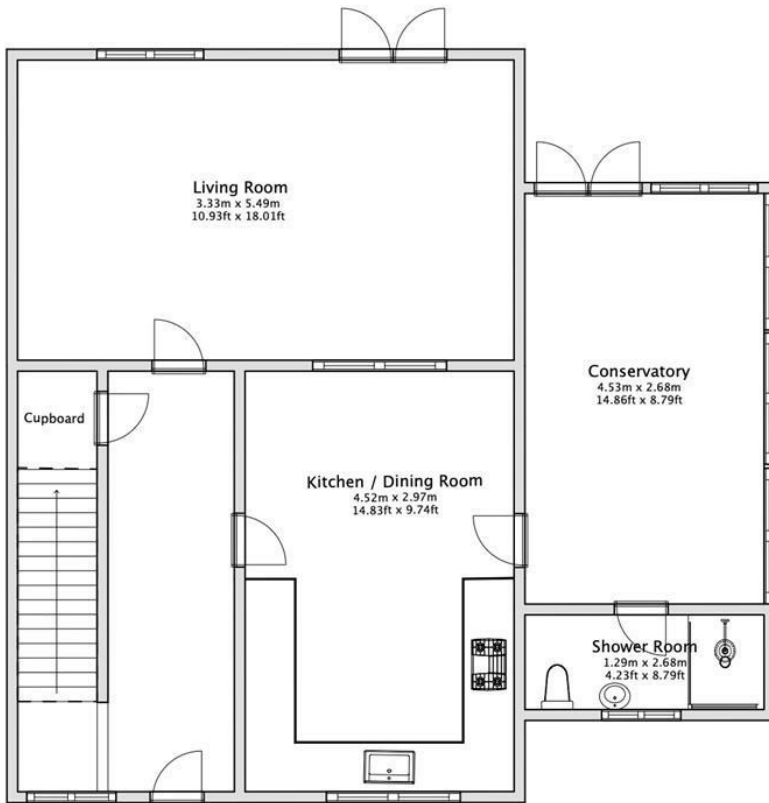




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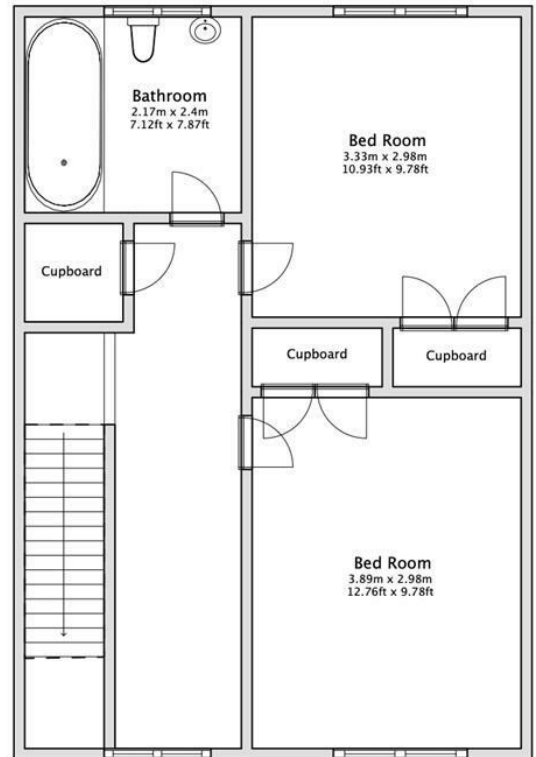
Approximate total internal area:
101.8m² (1095.77sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Entrance

Ground Floor



First Floor

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

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

