







## West End, Brasted, Kent TN16 1HT

OFFERS IN EXCESS OF: £375,000 FREEHOLD

- STAMP DUTY EXEMPT FOR FIRST TIME BUYERS • CHAIN FREE
  - QUIET CUL-DE-SAC LOCATION
- POPULAR VILLAGE WITH GENERAL STORE, TWO PUBS, TEAROOM & GP SURGERY
  - WELL-PROPORTIONED ACCOMMODATION
- THREE BEDROOMS • BATHROOM & SHOWER ROOM
  - SOUTH-FACING GARDEN • DRIVEWAY PARKING
  - ATTRACTIVE VIEWS TO THE NORTH DOWNS
    - TRIPLE GLAZING
    - SCOPE TO ENLARGE/EXTEND (SUBJECT TO NECESSARY PERMISSIONS)

Enjoying far-reaching views to The North Downs, this neatly presented three bedroom home occupies a peaceful position at the head of a cul-de-sac in the popular Sevenoaks district village of Brasted.

With scope to enlarge and extend (subject to securing necessary permissions), a pretty, south-facing rear garden and driveway parking, this well-rounded property is a superb choice for a growing family, with a number of superb schooling options close at hand.

### POINTS OF NOTE:

- Freshly painted & carpeted, triple glazing and Worcester gas-fired boiler
- Authentic features to include four panel, solid wood internal doors and picture railing
- UPVC entrance door with attractive stained glass inserts opening into a practical entrance hall with stairs rising and turning to the first floor
- Well-proportioned sitting room with focal fireplace and a delightful outlook over the garden. Shelved alcove recess to one wall
- Bright kitchen with a good selection of base and wall units in a neutral colourway with counters over and tiled splashbacks. 1.5 bowl stainless steel sink with a glorious outlook towards The North Downs, integrated four ring NEFF gas hob and electric oven with fitted extractor over. Integrated fridge/freezer and space/plumbing for a washing machine. Door to a:
  - Rear lobby leading to a door opening to the rear garden, with deep storage cupboards to either side (one shelved housing the hot water tank), connecting through to:



- Bathroom incorporating a panelled bath with hand shower over and pedestal basin. Ceramic wall tiling to dado height. Across the hall is an accompanying shower room comprising an enclosure with Triton shower system and WC

- Main bedroom with built-in storage cupboard, a vista over the rear garden and plenty of space to install wardrobes and ancillary furniture

- Two further well-proportioned bedrooms, to include one with a far-reaching outlook to The North Downs

- Upper landing with hatched loft access

- The rear garden is a fine feature of the property with its favourable southerly aspect, hedged evergreen boundaries and leafy backdrop. A central pathway extends to a useful timber tool shed with areas of lawn to either side, punctuated by mature shrubs to include camellia, rhododendron and hydrangea. A flower border close to the rear elevation is stocked with blousy peonies for visual enjoyment from the sitting room

- To the front there is driveway parking for one vehicle. There is plenty of further visitor/ additional car parking around the pretty central green

#### LOCATION:

Brasted has a popular local pub and a village shop, in addition to a variety of antique and homewares shops, together with a tea room. Sevenoaks, historic Westerham and Oxted offer further amenities, with the house located 3.8 miles from Sevenoaks station offering fast services to London Bridge (29 minutes) The A21 / M25 (Junction 5) interchange is at Chevening, which provides access to the motorway network, airports and the coast.

#### SERVICES, INFORMATION & OUTGOINGS:

Mains electricity, gas, water and drainage.

Council Tax Band: C (Sevenoaks)

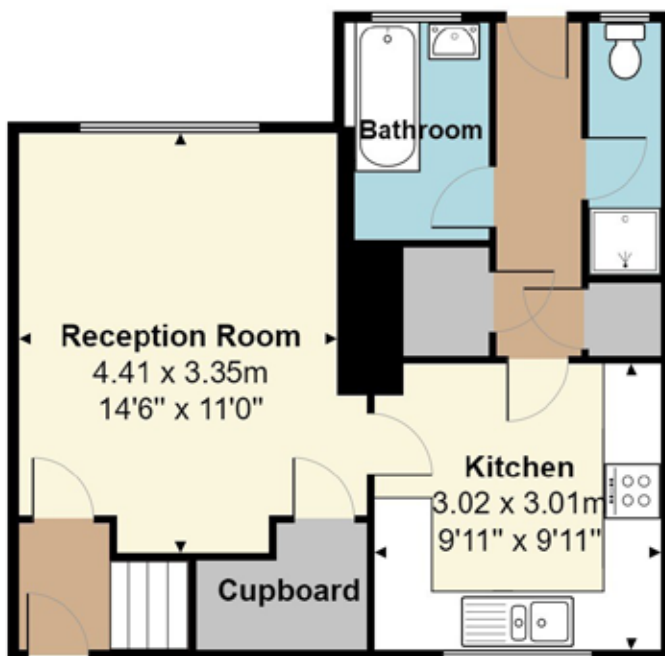
EPC: E . However since the EPC was commissioned, triple glazing has been installed in 2017.

VIEWING - Strictly by appointment via James Millard Estate Agents  
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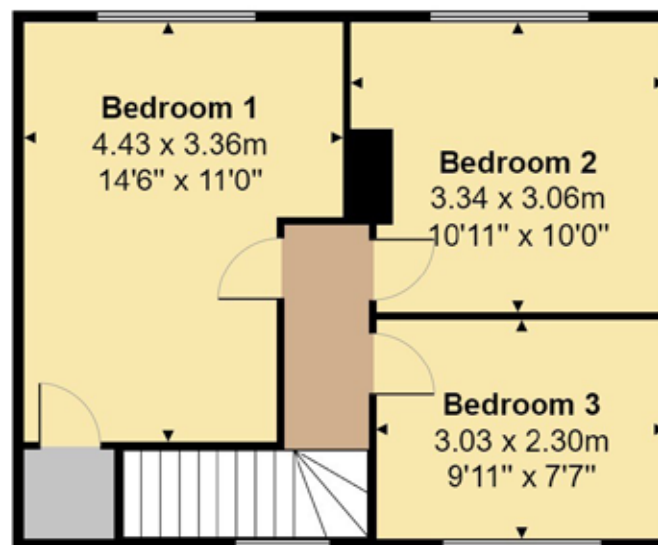




Total Floor Area: 77.3 m<sup>2</sup> ... 832 ft<sup>2</sup>



**Ground Floor**  
Total Floor Area 40.6 m<sup>2</sup> ... 437 ft<sup>2</sup>



**1st Floor**  
Total Floor Area 36.7 m<sup>2</sup> ... 395 ft<sup>2</sup>

Measurements are approximate, not to scale and for illustrative purposes only.  
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