





# WOODSIDE ROAD, SUNDRIDGE, KENT, TN14 6DW

GUIDE PRICE: £499,950 FREEHOLD

- QUIET NO-THROUGH-ROAD
- POPULAR VILLAGE WITH SHOP/POST OFFICE, PUB & GP SURGERY
  - WELL-STOCKED SOUTH FACING GARDEN
    - DRIVEWAY PARKING
- VERSATILE ACCOMMODATION TO INCLUDE TWO DOUBLE BEDROOMS
  - SHOWER ROOM & CLOAKROOM
  - KITCHEN OVERLOOKING THE GARDEN
    - SHOWER ROOM & CLOAKROOM
    - SEVENOAKS STATION 2.9 MILES
- CONVENIENT FOR ROAD NETWORKS (M25 JUNCTION 5)
- SCOPE TO ENLARGE/EXTEND SUBJECT TO NECESSARY PERMISSIONS
  - CLOSE TO PRIMARY SCHOOLS
  - KENT GRAMMAR CATCHMENT AREA

Nestled in a peaceful backwater of Sundridge surrounded by attractive Greenbelt countryside and just ten minutes by car from Sevenoaks station, this most attractive semi enjoys a picturesque outlook over neighbouring Bowsers Meadow Park.

Neatly presented throughout, the property offers bright, spacious and well-proportioned accommodation to include two double sized bedrooms, a modern shower room, sitting room with cosy log burner and dining room with garden access. Further enlargement is considered possible, subject of course to obtaining the necessary consents.

Externally, the favourable south-facing garden is stocked with an abundance of mature planting, encompassing a paved terrace, sun deck, level lawn and historic single garage, (presently used for storage).

To the front, a driveway offers parking for two cars with ease.

## POINTS OF NOTE:

- Entrance porch with practical Amtico flooring and a useful built-in storage recess to one side
- Sitting room with a bay window to the front comprising a focal fireplace to one wall with stone mantle, slate hearth and fitted log burner to one wall, flanked to either side by built-in, low-level cupboards with attractive display shelving above. Sociable open aspect through to the:
- Kitchen incorporating a range of base and wall Shaker style cabinetry in a dark charcoal grey tone with counters over and mosaic tiled splashbacks. Space/plumbing for a dishwasher and washing machine, inset ceramic sink with mixer tap and integral drainer, space for a freestanding electric cooker with fitted extractor over and space for a tall fridge/freezer. Picturesque outlook over the rear garden
- Deep downstairs' storage area housing a gas-fired Worcester boiler
- Cloakroom with part-tiled walls to dado height and WC

- Well-proportioned dining room - which has previously been utilised as a third bedroom - with wood Amtico flooring, window to the side and double doors opening out to the rear garden

- To the first floor is a principal bedroom with a pleasant outlook to the front and a deep wardrobe cupboard fitted over the stairs, equipped with a hanging rail

- Further double-sized bedroom with a view over the rear garden and door to an airing cupboard housing the pressurised hot water tank

- Contemporary styled shower room with walk-in enclosure, basin with tiled splashback, close-coupled WC, limestone floor tiling and a chrome heated towel warmer

- Hatch from the upper landing area to the loft space

- The fully fenced and enviably secluded rear garden enjoys a sunny southerly aspect and backs on to Bowsers Meadow behind. Largely laid to lawn, it encompasses well-stocked borders planted with a host of herbaceous perennials and shrubs, together with a spectacular duet of mature Japanese maples. A paved terrace abutting the rear elevation is perfect for outdoor dining, whilst a further decked area is perfect for catching the afternoon sun

- Parking for two cars with ease - together with a historic single-sized garage, utilised for storage only (due to the restricted width of access to it from the drive), but could easily house motor or pedal bikes or be converted into a home work space or gym if required, (subject to any necessary permissions being obtained)

#### LOCATION:

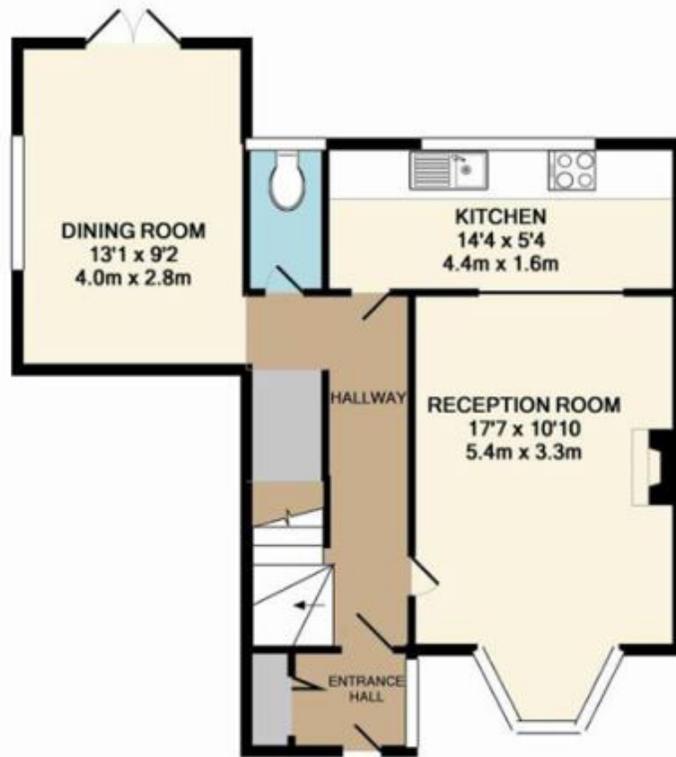
Set on the A25, Sundridge village is ideally suited for convenient access to both the M25 (at the Chipstead intersection) and Sevenoaks mainline station, offering fast services to London Bridge, Cannon Street and Charing Cross. Amenities include a local store/post office, a number of antique/furnishing shops, a pub and medical centre. Sundridge and Brasted Primary School is located on Church Road. Riverhead is about two miles distant and offers a wider range of local shops, with a 24-hour supermarket a further  $\frac{3}{4}$  miles on towards Dunton Green. The village is in addition surrounded by beautiful Greenbelt countryside, ideal for walking and there are numerous facilities for sports and other recreational activities in the vicinity.

#### SERVICES, OUTGOINGS & INFORMATION:

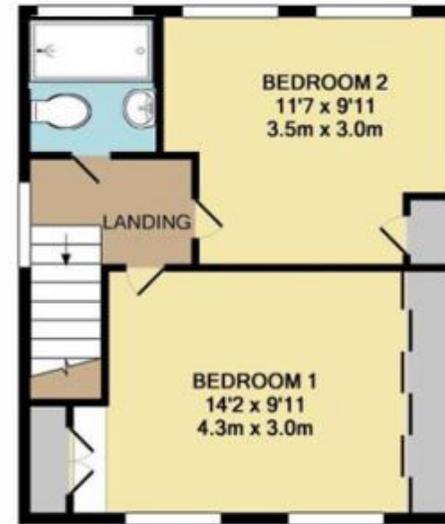
Mains electricity, water, gas and drainage  
Council Tax Band: C (Sevenoaks)  
EPC: E

VIEWING - Strictly by appointment via James Millard Independent Estate Agents, 1-2 The Grange, High Street, Westerham, Kent TN16 1AH  
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GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 840 SQ.FT. (78.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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