



14 Mount Pleasant Road, Weald, Kent, TN14 6QE
Guide: £675,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Excellent Extended Family Home in Village Location
- *Well Proportioned Rooms with Open Plan Living Areas
- *Four Bedrooms *En-Suite Shower Room to Master Bedroom
- *Family Bathroom *Spacious Sitting Room *Dining Room
- *Iroko Framed Conservatory *Good Sized Kitchen/Breakfast Room
- *Adjoining Utility Room with Cloakroom
- *Corner Plot Gardens and Good sized Driveway

Description

An exceptional well appointed four bedroom family home offering spacious accommodation and occupying a generous corner plot close to the centre of this popular and picturesque village. The property has been much improved and extended by the current owners to a high standard throughout with quality fixtures and fittings, complemented by oak joinery, and is tastefully presented throughout. The well proportioned accommodation features a superb open plan living area with large square arches through to the dining room, kitchen and conservatory. A most spacious galleried landing and a master bedroom with range of fitted wardrobes and a newly refurbished en-suite shower room.

Accommodation:-

- Spacious entrance porch with built in airing cupboard housing hot water tank and floor mounted oil central heating boiler, terracotta tiled flooring and solid oak front door.
- Large open plan sitting room and reception area with oak hardwood flooring, feature staircase to first floor with barley twist turned spindles and understairs storage cupboard, feature dado rail, leaded double glazed window to the rear overlooking the garden and square archways leading through to the conservatory, kitchen and dining room.
- Dining room with oak hardwood flooring and aspect to front.
- Iroko painted wood framed double glazed conservatory with double doors to the garden, wall lights and radiator.
- Kitchen/breakfast room fitted with a comprehensive range of modern grey wall mounted and base units of cupboards and drawers with granite worktops. 1½ bowl single drainer sink unit, Rangemaster Toledo electric range cooker with double oven and grill plus five ring electric hob and warming plate, contemporary extractor hood over, space and plumbing for dishwasher, space for American style fridge/freezer, tiled flooring, far reaching outlook to front. Part glazed door to utility room.
- Spacious utility room fitted with painted units including base unit with single drainer stainless steel sink unit, space and plumbing for washing machine and tumble drier, further wall cabinets and floor to ceiling shelved cupboard, space for upright fridge/freezer and tiled flooring. Door to rear garden.
- Cloakroom comprising close coupled w.c, hand basin with tiled splashback and tiled flooring.
- Spacious light and airy galleried landing with built in dresser style unit with shelving above and cupboard below.
- Master bedroom suite with double aspect and enjoying views over hills to the front, three double fitted wardrobe cupboards. Recently refurbished en-suite shower room comprising tiled shower cubicle with Mira rain head shower plus hand held attachment, concealed cistern w.c, vanity unit with inset basin, wall cabinets, tiled walls and flooring with underfloor heating and heated towel rail.

- Three further bedrooms on the first floor, one having a range of fitted wardrobe cupboards.
- Tiled family bathroom comprising panelled bath with hand held shower attachment, double corner shower cubicle with drench head and variable shower attachment, wall hung vanity unit with basin, close coupled w.c, heated towel rail and tiled flooring.
- To the front of the property there is a good sized tarmac driveway providing parking for several vehicles and generous lawn area to side. Side access to rear garden via panel gate. The rear garden enjoys a southerly aspect being mainly laid to lawn with paved terrace, various shrubs, raised decked area to one corner. Garden shed. Outside water tap. Rear access onto pathway. Outside lighting.
- Quality bespoke oak joinery. Wall/ceiling lighting throughout to remain. Oak veneer internal doors.
- Services and Points of Note: Mains water electricity and drainage. Oil central heating, boiler replaced in 2017. Leaded light double glazed windows.
- Council Tax Band E - Sevenoaks Council.
- EPC: D

Weald

A picturesque and highly favoured village with its pretty green and local amenities including a church, small community shop and primary school. There is fine Italian dining at the popular Giacomos Restaurant nearby and the excellent Windmill Pub in the centre of the village. The nearby town of Sevenoaks offers a wider range of shopping, educational and recreational facilities and is located less than three miles distant, whilst access to the A21 by-pass linking to the M25 motorway network and subsequently to London, the south coast and major airports is within a mile. The nearest main line station may be found approximately three miles distant at Hildenborough (Charing Cross/ Cannon Street line).



Viewing Strictly By Appointment

01732 834835

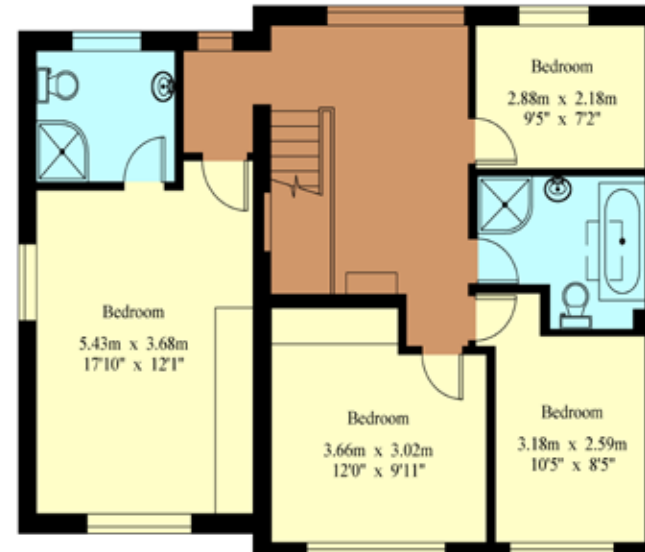
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14 Mount Pleasant

Gross Internal Area : 165.5 sq.m (1781 sq.ft.)



Ground Floor



First Floor



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