



51 Mount Pleasant Road, Weald, Kent, TN14 6QB
Guide: £550,000 - £575,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Modern Energy Efficient Semi-Detached Family Home

*Semi-Rural Village Location *Three Bedrooms *Sitting/Dining Room

*Smart Fitted Kitchen *Ground Floor Cloakroom

*Contemporary Family Bathroom *Landscaped Private Rear Garden

*Allocated Parking Space & Visitor Parking Bays

Description

This spacious modern three bedroom semi-detached house, is situated close to the centre of this popular village with lovely rural views to the front. This highly efficient family home, built just four years ago offers bright modern living spaces, having an attractive landscaped private rear garden and allocated parking.

Accommodation:-

- Set back from the lane the property is approached via steps with gate and shared pathway leading to the front door.
- Welcoming entrance hallway having smart laminate flooring, window to side and stairs rising to the first floor. Large ground floor cloakroom with contemporary white suite.
- Open plan kitchen/dining and family living space, finished with a continuation of the light wood effect laminate flooring throughout, window and French doors leading out onto the terrace.
- Smart modern fitted kitchen having solid worktops and upstands and integrated appliances including fridge freezer, dishwasher and washing machine, single electric oven and hob with extractor hood over. Sink unit with window to front and led downlighting.
- First floor landing with fitted airing cupboard containing heat pump for heating and hot water.
- Main bedroom, smart décor with feature papered wall and two windows with lovely outlook to the front over farmland. Hatch providing access to insulated and boarded loft with light.
- Two further bedrooms, one double and one large single, both with aspect to rear overlooking the garden.
- Contemporary family bathroom fitted with a white suite comprising panelled bath with tiled shower and glazed screen, wall mounted basin and concealed cistern toilet.



- Landscaped private rear garden enjoying a large terrace with raised area of lawn with balustrade and fenced boundaries. Garden shed, external power, tap and access to side via wooden gate.
- Services & Points of Note: Mains water and drainage. Mains electricity. Multi paned double glazed windows. Mitsubishi heat pump and external fan for heating and hot water. Optical smoke alarm. Sky broadband connection. Allocated parking space with visitor bays.
- Annual service charge £844.20 for 2024.
- Council Tax Band D - Sevenoaks District Council
- EPC: B

Weald

Mount Pleasant Road is situated within easy reach of the centre of this picturesque village with its green, small community shop and café run by volunteers and amenities including a church, public house and primary school. Weald is situated just South of Sevenoaks within the Metropolitan Green Belt and included in the Kent Downs Area of Outstanding Natural Beauty, with part of the village designated a Special Landscape Area. The nearby town of Sevenoaks offers a wider range of shops, restaurants, main library, swimming/leisure centre and cinema/theatre complex. The A21 and M25 are easily accessible giving access to Tonbridge, Tunbridge Wells, London, Gatwick and Heathrow Airports and the Channel Tunnel Terminus. Hildenborough rail station (about 4 miles) and Sevenoaks station (about 4 miles) serve London Bridge/Charing Cross/Cannon Street. Weald is popular with walkers, cyclists and general visitors from Sevenoaks, London and beyond.



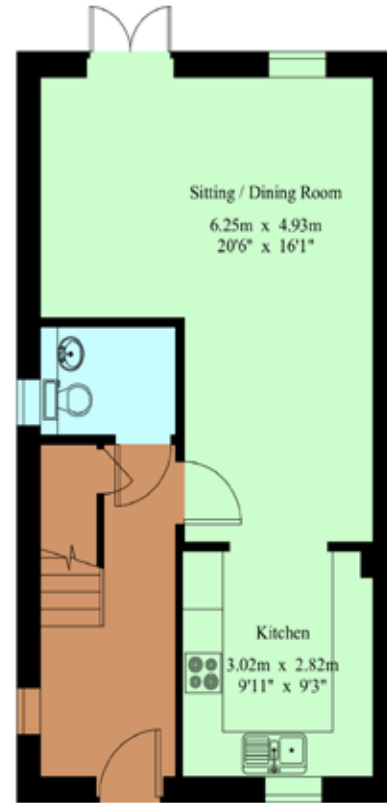
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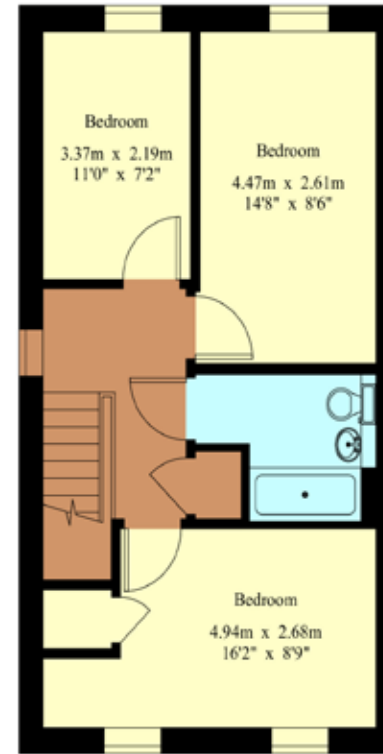
www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

51 Mount Pleasant Road

Gross Internal Area : 93.1 sq.m (1002 sq.ft.)



Ground Floor



First Floor



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