



Charming 1 bed attached cottage tucked away in a courtyard setting in the village of Riverhead. 0.9 miles walk from Sevenoaks Station with fast trains to London.

£385,000 **null**



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London Road, Riverhead, Sevenoaks

 Bedrooms: 1

 Bathrooms: 1

 Receptions: 1

- Lovely sunny garden
- Potential to extend
- Charming location
- Covered storage area
- CHAIN FREE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Accommodation:

Charming 1 bed attached cottage tucked away in the centre of the sought after village of Riverhead. A highly convenient location being just 0.9 miles walk from Sevenoaks Station with fast trains to London and a short walk to nurseries and schools. Gate from London Road with a path to a locked gate into the courtyard. Under cover storage area. Front door into the property leading to the open plan kitchen and reception room with wood effect laminate floor. Kitchen with a hob, oven, washing machine and fridge freezer. Stairs to the 1st floor landing with a door to the double bedroom with built in cupboards. Modern bathroom with a shower over the bath and heated towel rail. Small dressing area with built in wardrobes. Lapsed planning permission to extend, plans to include a larger kitchen/diner and two additional bedrooms. CHAIN FREE

Outside:

The garden is on three levels, with a shed, lawn area, mature trees, small pond and a good sized decking area at the end of the garden.

Utilities:

Mains water/gas/sewerage/drainage
Local Authority Sevenoaks District Council
Council Tax Band: C
Gas central heating



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