



Childsbridge Way, Seal, Sevenoaks





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A beautifully presented four bedroom detached family home located in the charming village of Seal, Sevenoaks.



Tenure: Freehold

Local authority: Sevenoaks District Council

Council tax band: G





The Property

Upon entering you are greeted by a spacious entrance hall that sets the tone for the rest of the house. Heading through to the rear of the property, you'll find the recently refurbished handcrafted kitchen & dining room fitted with all the modern fixtures, fittings and modern appliances. This contemporary space features bifold doors that open out to a patio area, creating a perfect blend of indoor and outdoor living. Adjacent to the kitchen is a cosy snug/sitting room, ideal for relaxed family gatherings.

The front of the property houses a large reception room, offering a generous space for entertaining. Additionally, the ground floor includes a substantial utility room, which was formerly the garage (reconfigured/converted by the current vendors) providing ample space for laundry, storage and access to the side of the house. There is also a dedicated home office/study and a downstairs cloakroom for added convenience off the hallway.

First Floor

The first floor benefits from three well-proportioned double bedrooms. The principal bedroom, complete with an en suite bathroom and fitted wardrobes offers a perfect treat. Two further double bedrooms, each with fitted wardrobes, provide comfortable living spaces for family and guests. These bedrooms share a well appointed family shower room, ensuring ample facilities for everyone.





Second Floor

The second floor features a further double bedroom, which offers a peaceful and private space. This floor also includes a large storage cupboard and additional eaves storage. A second bathroom across the landing provides convenience and comfort on this floor.

Outside

Outside the property is equally impressive. To the rear, the property boasts a beautifully landscaped garden. The outdoor space includes a patio area, a well-maintained lawn, and a recently updated decking/seating area at the end of the garden. The outbuilding/workshop offers a versatile space that can be utilised as a home office, gym or for other lifestyle needs. To the front of the property, there is plenty of parking for multiple cars on the private driveway.

Location

Situated in a convenient location 2.7 miles from Sevenoaks Station with its mainline service to London and 2.5 miles from Sevenoaks High Street with its shops, restaurants and supermarkets. Bat & Ball station is 1.3 miles away. There are numerous excellent state and private schools in the vicinity including The New Beacon, Granville, Sevenoaks Primary, Seal St Lawrence, Lady Boswell's, Weald of Kent Grammar, Trinity, Walthamstow Hall, Sevenoaks School and Tunbridge Wells Grammar School for Boys. Golf is available at Wildernesse and Knole Park. A wide range of leisure facilities are available at Sevenoaks Leisure Centre and there are thriving rugby, hockey and cricket clubs locally.



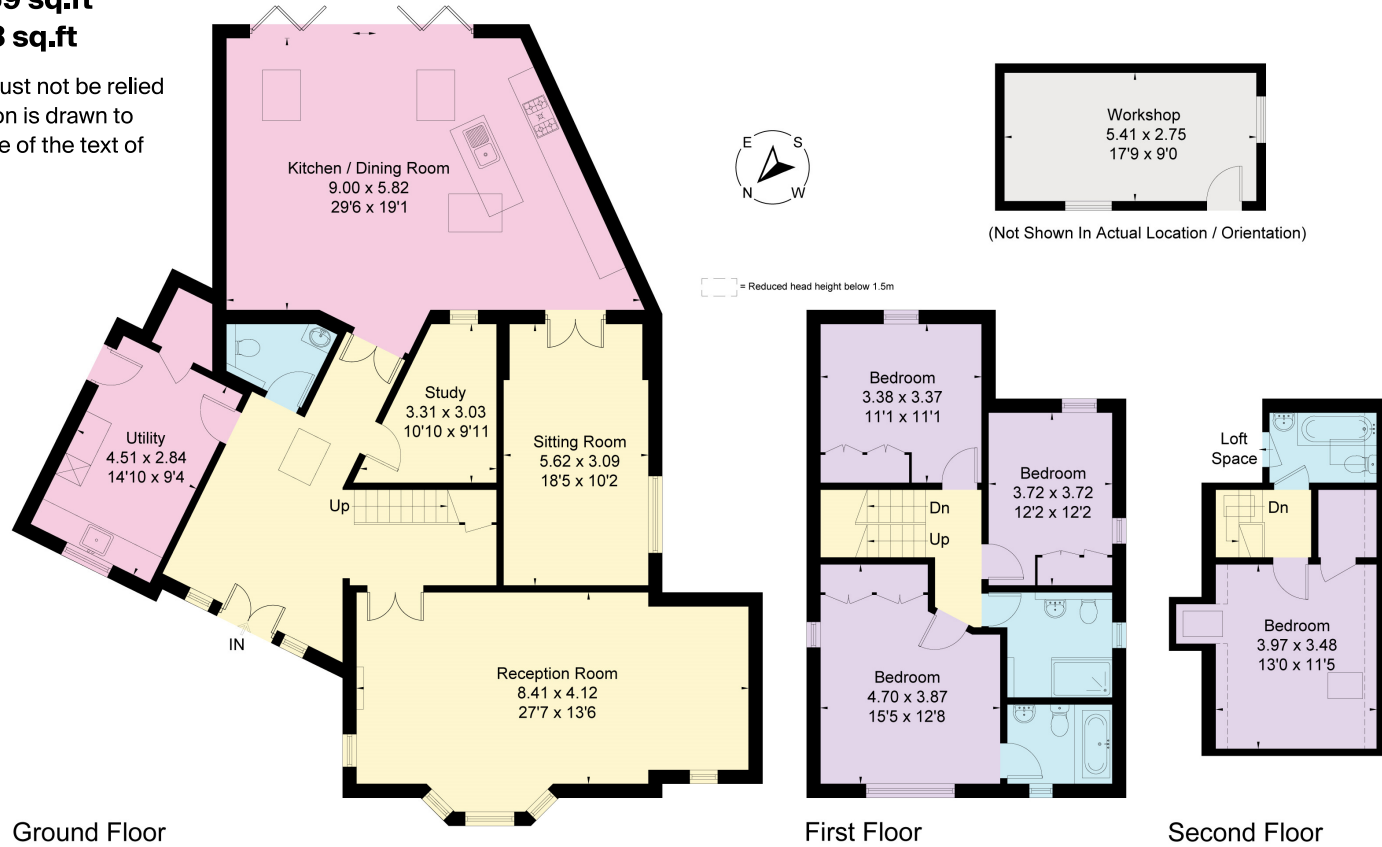


Approximate Gross Internal Floor Area = 234.5 sq.m / 2,524 sq.ft

Workshop = 14.8 sq.m / 159 sq.ft

Total = 249.3 sq.m / 2,683 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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