



Loxwood, Church Road, Weald, Sevenoaks, Kent, TN14 6LT

£795,000

**Waghorn
&
Company**

Independent Estate Agents

*** 3/4 Bedroom Detached * Bathroom, En-Suite Shower Room & Cloakroom * Low Maintenance Courtyard Gardens * Countryside Views * Open Plan Living Space & Separate Sitting Room * EPC Rating D/ Council Tax Band F - £3,284.58 P.A. ***

This beautifully presented 3/4 bedroom detached family home has been thoughtfully designed by the current owners to offer spacious, versatile accommodation throughout. The property is situated in the heart of the Picturesque Village of Weald with views over open farmland and the added benefits of an en-suite shower room, utility room, open plan living space and gravel driveway. An internal viewing is highly recommend to appreciate not only the size of accommodation but also the stunning views in which the property enjoys.

Front Garden

To the front of the property is a gravel drive with gate leading to an Indian stone patio area with side pedestrian access.

Entrance

Access is via a canopied entrance porch with door leading to entrance Hall.

Entrance Hall

Stairs to first floor landing with understairs storage cupboard, doors to family room, ground floor cloak room, kitchen/diner and sitting room & radiator.

Sitting Room

Two double glazed windows to side, feature fireplace, patio doors to front, three wall light points, doors to dining area and two radiators.

Cloakroom

Low level W/C, floating hand wash basin with splash back tiling, extractor fan and radiator.

Family room

Double glazed window to side, door to utility room and radiator.

Utility room

Double glazed window to rear and door to rear garden, floor mounted boiler, sink set within worktop, space and plumbing for washing machine and tumble dryer.

Kitchen/Diner

Kitchen Area: Double glazed window to side, one and a half bowl sink and drainer set within worktop with cupboards under and a further range of matching base and wall units, space for free standing fridge freezer, ceramic wall tiling, space for range cooker with extractor hood over, space for under counter fridge, space and plumbing for dish washer, ceiling speaker and radiator. Dining Area: Sky light window, trifold doors to rear, double glazed window to rear, ceiling speaker and inset spot lights.

First Floor Landing

Double glazed window to front, doors to bedrooms, family bathroom and linen cupboard and radiator.

Bedroom 1

Double glazed window to rear, built in wardrobes and radiator.





Bedroom 2

Double glazed window to rear, eaves storage space, access to useful loft room, wall light point and radiator.

Bedroom 3

Double glazed window to front, door to en suite shower room and radiator.

En-suite

Shower cubicle with Mira shower and rainfall shower head, extractor fan, inset spot lights, ceramic wall tiling, fitted wall mirror and a handwash basin set within vanity unit.

Family Bathroom

Velux window to side, panelled bath with central mixer taps and hand shower piece, low level W/C, hand wash basin set within vanity unit with splash back tiling, fitted wall mirror, extractor fan, heated towel rail and extractor fan.

Rear Garden

The rear garden is laid to a Indian stone patio with raised flower borders housing an array of established shrubs, plants and bushes, oil tank, outside water tap and side pedestrians access on both sides.

Tenure

Freehold

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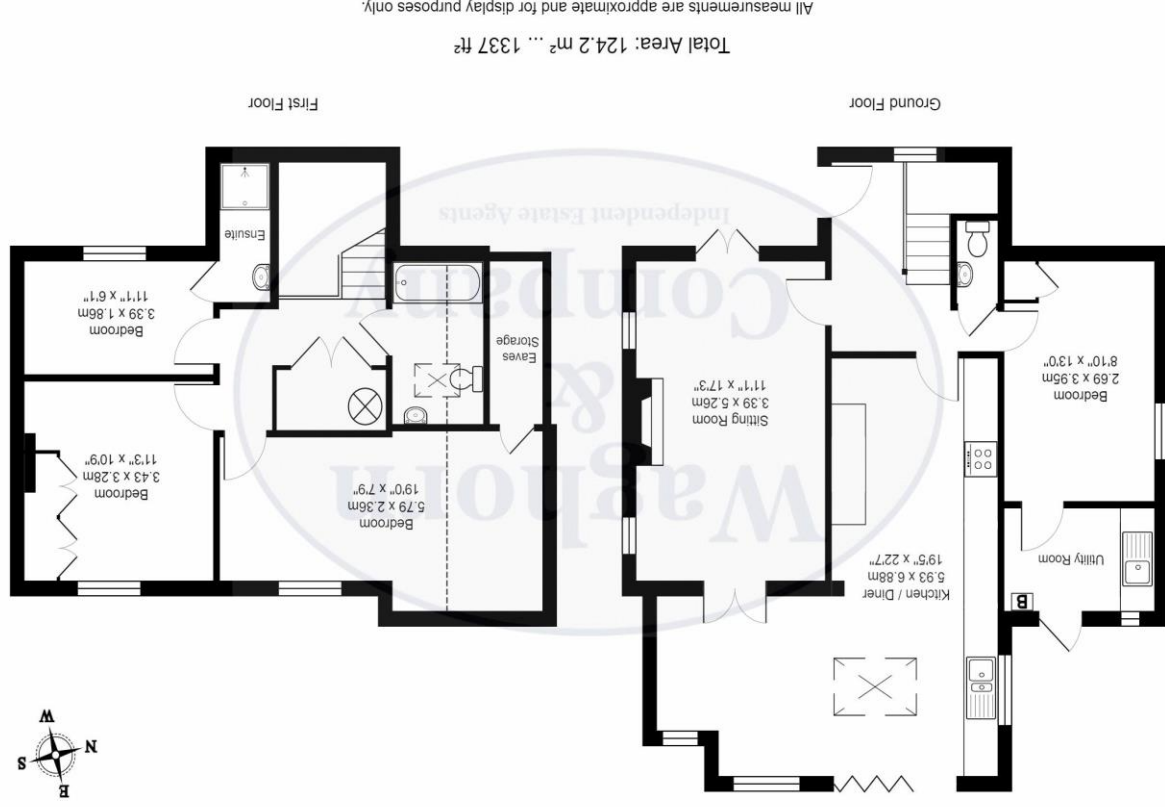
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Energy Efficiency Rating		EU Directive 2002/91/EC	
Potential	71	Very energy efficient - lower running costs	
		A (92+)	
Current	57	B (81-91)	
		C (69-80)	
Current	57	D (55-68)	
		E (39-54)	
Current	57	F (21-38)	
		G (1-20)	
		Not energy efficient - higher running costs	
		England, Scotland & Wales	