



65 Main Road, Sundridge, Sevenoaks, Kent, TN14 6EQ

Offers in the Region Of £475,000

**Waghorn
&
Company**

Independent Estate Agents

*** End-of-terrace cottage in a semi-rural location * Sought-after village location with amenities nearby * Detached garage and off-road parking * Stylish, modern kitchen * Large rear garden * EPC Rating D/ Council Tax Band £2,187.45 P.A ***

Waghorn & Company are delighted to present this wonderful end-of-terrace cottage, ideally located in a semi-rural setting close to the heart of Sundridge. This sought-after village lies within the Kent Downs Area of Outstanding Natural Beauty and offers a welcoming community atmosphere. The property combines charm and convenience, with features including a stylish kitchen, large rear garden, detached garage, and off-road parking. An early viewing is highly recommended.

Access

Access is provided via an Indian stone pathway that leads to a solid wood entrance door, opening directly into the kitchen and dining area

Kitchen/Dining Area

This impressive kitchen enjoys double-glazed windows to the front and side, creating a bright and welcoming space. A single sink with brass mixer tap is set within sleek Quartz worktops, complemented by a range of matching base and wall units. A full suite of integrated appliances is included, comprising a double oven, induction hob, fridge freezer, dishwasher and washing machine. Additional features include a built-in larder cupboard, useful under stairs storage cupboard, wine rack, Amtico flooring, inset spotlights, kickboard and under-cabinet lighting, together with a period-style roll-top radiator. A solid wood door leads through to the sitting room.

Sitting Room

Double glazed window to rear with stable style door leading to rear garden, and solid Oak flooring. Stairs leading to first floor landing and door leading to bathroom.

Bathroom

Double glazed window to side, corner bath with Jacuzzi fitments and shower attachment over, pedestal wash hand basin, low level w/c, storage cupboard, extractor fan, ceramic wall tiling, tiled flooring, wall mounted boiler servicing domestic and hot water systems and heated chrome towel rail.

First Floor Landing

Eaves storage cupboard, access to loft space and doors leading to bedrooms 1 and 2.

Bedroom 1

Double glazed window to front, laminate flooring, fitted sliding door wardrobes and radiator.

Bedroom 2

Double glazed window to rear, laminate flooring and radiator.

Rear Access

Hardstanding parking area and garage. Steps leading to rear garden.

Garage 20' 9" x 8' 7" (6.32m x 2.61m)

Double doors, mezzanine storage area which is accessed via a loft hatch.

Rear Garden





The rear garden is a true highlight of the property, accessed via steps from the rear. An Indian stone patio provides the perfect spot for outdoor dining and entertaining, leading onto a generous lawn bordered by a variety of mature shrubs, plants and fruit trees. To the far end, a well-stocked vegetable garden is complemented by a greenhouse, large timber shed and a chicken coop.

Location

Sundridge is a desirable village with an excellent range of local amenities, including: A Village shop/post office, well-regarded primary school, Village park and popular pub. The surrounding area offers stunning countryside walks while being within easy reach of Sevenoaks and convenient transport links.

Tenure

Freehold

Energy performance certificate (EPC)		
68 Main Road Sundridge SEVENOAKS TN14 8EQ	Energy rating	Valid until: 19 October 2035
	D	Certificate number: 2110-5300-4050-6199-7691

Property type	End-terrace house
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

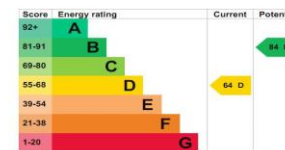
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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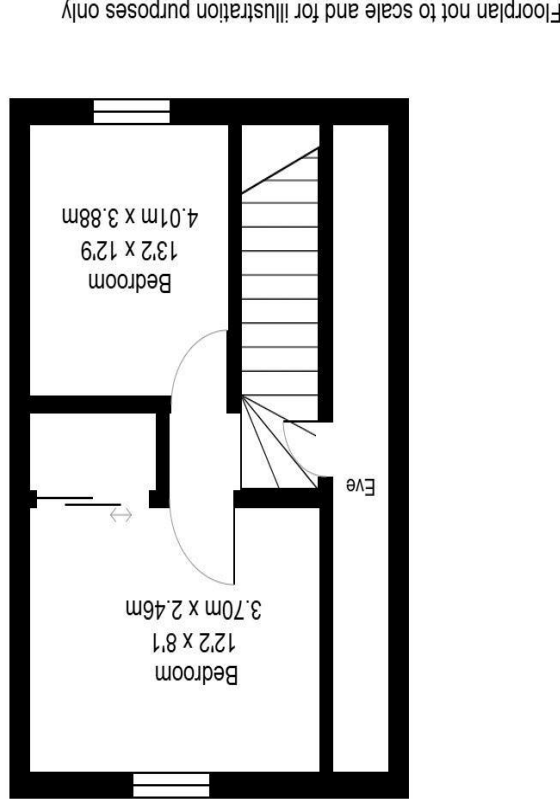
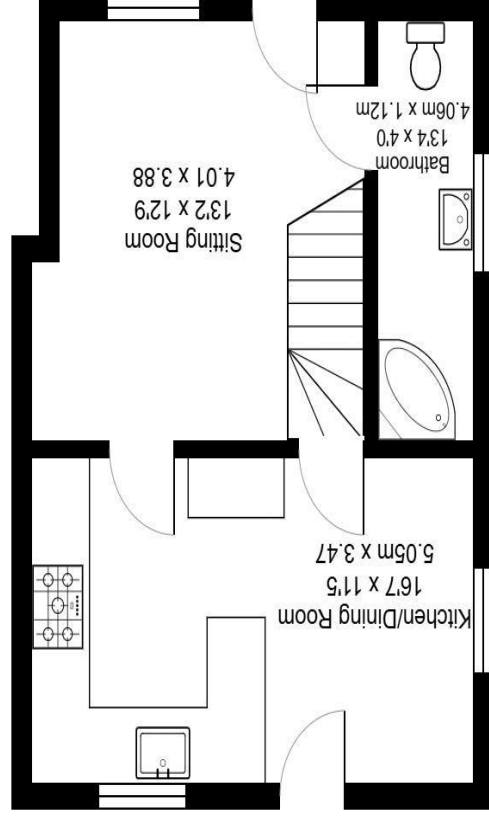
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Details No. 1 TW/JW

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Floorplan not to scale and for illustration purposes only