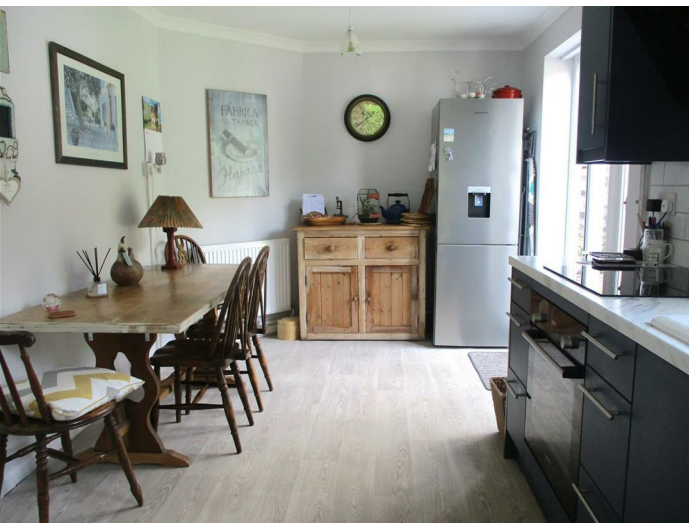




Ibbett Mosely

38 Southdene, Halstead, TN14 7HB



38 Southdene, Halstead, TN14 7HB

A SUPER FAMILY HOME SITTING ON A LARGE CORNER PLOT PRESENTED TO A HIGH SPECIFICATION

Guide Price £550,000

- 2 Bedrooms
- Small Bedroom/Study
- Garage
- VIEWING HIGHLY RECOMMEND
- Sitting Room
- Downstairs Cloakroom
- Well appointed Rear Garden
- Kitchen/Breakfast Room
- Family Bath/Shower Room
- Pleasant Views over The Green

A SUPER FAMILY HOME SITTING ON A LARGE CORNER PLOT - GUIDE PRICE £550,000

LOCATION

This super family home sits in between the popular villages of Halstead and Otford. For those needing to travel into London, Knockholt station is close by providing services into London Bridge and Charing Cross. Otford village is about two miles away with a wider range of local amenities including library, churches, tea rooms and station with fast services to London on the London Bridge, Charing Cross line. There a number of highly regarded schools in Otford, both state and and independent. Sevenoaks Town Centre is about 6 miles away with a wide range of shopping facilities, sports centre, cinema/theatre and main line station providing services to London on the Charing Cross/Cannon Street line. The M25 motorway is a short drive away allowing easy access to all major road networks, Gatwick and Heathrow Airports.

DESCRIPTION

As sole agents we are delighted to present this super

family home which sits in a much favoured location within the village. The property has been completely renovated throughout by the present owner with much thought and attention to detail. The accommodation is arranged over two floors with a comfortable Sitting Room on the ground floor over looking The Green. The Ktchen has been well designed with a comprehensive range of units and patio doors leading out the rear garden. The property also benefits from a Ground Floor Cloakroom and Small Bedroom/Study. Both good sized Bedrooms are arranged on the first floor with a Family Shower Room. For those who enjoy spending time outdoors in the garden, this property will not disappoint. The well appointed patio provides a perfect setting for outdoor entertaining and leads onto a well maintained lawn. Sitting on a large corner plot the property provides off road parking for several vehicles together with a garage. Early viewing on this property is highly recommended.

ENTRANCE PORCH

Through double glazed door into:

ENTRANCE HALL

Double glazed window to side. Staircase leading to first floor.

SITTING ROOM

Double glazed window to front overlooking The Green. Feature fireplace which could accommodate a wood burning stove or open fire.

KITCHEN/BREAKFAST ROOM

Double glazed window and doors leading out the rear garden. Comprehensive range of stylish wall and base units with work surfaces over. Ceramic sink unit with mixer tap. Built in oven. Induction hob with extractor over. Space for American style fridge/freezer. Laminate floor.

SMALL LOBBY

Door to rear.

SMALL BEDROOM/STUDY

Double glazed dual aspect window to rear and side.

CLOAKROOM

Double glazed window to side. WC. Vanity unit with sink inset. Space and plumbing for washing machine. Laminate floor.

FIRST FLOOR

LANDING

Double glazed window to side. Airing cupboard housing hot water cylinder.

BEDROOM

Double glazed window with views over The Green. Storage cupboard. Radiator.

BEDROOM

Double glazed window overlooking rear garden. Television point. Storage cupboard. Radiator.

FAMILY SHOWER/BATHROOM

Double glazed window to rear. Suite comprising: fully tiled shower cubicle, vanity unit with sink inset. wc. Heated towel rail.

OUTSIDE

FRONT

Driveway leading to entrance. Space for off road parking for several vehicles. Access to rear garden. Garage to side.

REAR

In our opinion the rear garden is a true feature of the property. Well appointed patio providing a perfect setting for outdoor entertaining. A well maintained lawn surrounded by a variety of shrubs and flowers.

ROUTE TO VIEW

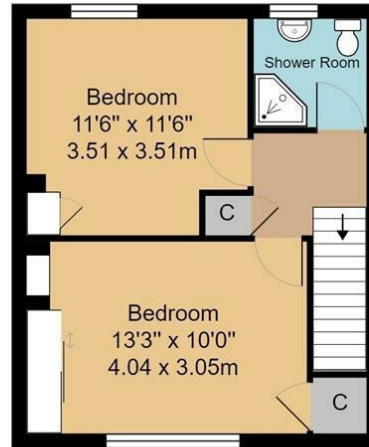
From the Otford Office proceed in a northerly direction out of the village turning right onto Polhill. At the roundabout turn left onto Shoreham Lane. Continue onto Halstead on Knockholt Road where Southdene will be found after a short distance on the right hand side.



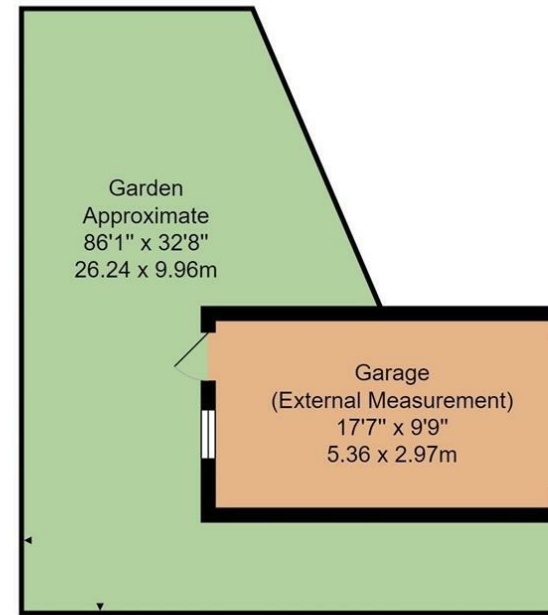
EPC Rating- D



Ground Floor



First Floor



- Approx. Gross Internal Area:**
- House 858 sq. ft / 79.7 sq. m
 - Garage 130 sq. ft / 12.1 sq. m
 - Study 55 sq. ft / 5.1 sq. m
 - Total 1043 sq. ft / 96.9 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ibbett Mosely

Otford 01959 522164

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property. ver 3.0.

...a name you can trust
offices in Kent and London