



Ibbett Mosely

6 Wickenden Road, Sevenoaks, TN13 3PJ



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Subject:- Best & Final Offers Requested 6 Wickenden Road Sevenoaks

We have now received several offers on the property and, in order to bring matters to a swift conclusion, my client has asked me to invite Best and Final Offers from all parties.

Please submit your best and final offer in writing by 1:00pm on Friday 8th May 2026.

Please note that the vendor reserves the right to accept or reject any offer made and is under no obligation to accept the highest or any offer.

We would be grateful if you could also confirm your position regarding any conditions attached to your offer (for example, survey, mortgage, etc.).

- FOR IMPROVEMENT 3 Bedrooms
- Popular Residential Road
- Freehold
- NB AN OVERAGE WILL APPLY IF THE PROPERTY IS DEVELOPED AND SOLD FOR PROFIT - TERMS TBC
- Planning Permission Granted for Large Extension (24/02703/HOUSE)
- Generous Garden Space
- EPC 'E'
- Parking/Garage to Rear
- No Onward Chain
- Council Tax Band 'E'

PROPERTY REQUIRES IMPROVEMENT AND OFFERS NO ONWARD CHAIN This 3 bedroom house is set on a popular residential road in Sevenoaks, with amenities nearby. Planning granted under 24/02703/HOUSE for a double storey front, side and rear extension!

PLEASE SEE AGENT NOTES

Description

Located on the sought-after Wickenden Road in Sevenoaks, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertaining.

The property also benefits from granted

planning permission for a double storey front side and rear extension - further details can be found under reference 24/02703/HOUSE on the Sevenoaks planning website. This potential for expansion makes it a fantastic investment for those looking to create their dream home.

The granted planning permission see's this traditional 3 bedroom semi transform to a 4 bedroom, 3 ensuite with a master suite benefitting from a walk in wardrobe. It also creates further space downstairs for utility room, study and a large kitchen/breakfast room which is open plan into a dining space.

A single garage is accessed to the rear of the garden down a shared driveway to the side. Planning permission includes for this garage to be taken down and 2 car parking spaces

made along with cycle/refuse store.

Situated on a popular residential road, this home is ideally located within reach of local amenities, schools, and transport links, making it a perfect choice for families and commuters alike.

Location

Wickenden Road is a sought after residential road in Sevenoaks. The property is centrally located and therefore close to many amenities nearby including shops, schools and bus stops. Bat & Ball Station is 0.5 mile on foot and Sevenoaks Station is 1.0 mile on foot.

Directions

From our office on Sevenoaks High Street head North going straight on through the crossroad traffic lights. Proceed onto Dartford Road and then on for approximately 0.5 mile until the road turns to St Johns Hill - Wickenden Road will then be found on your right and the property then on your left.

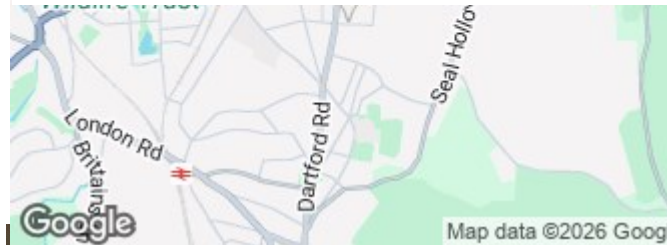
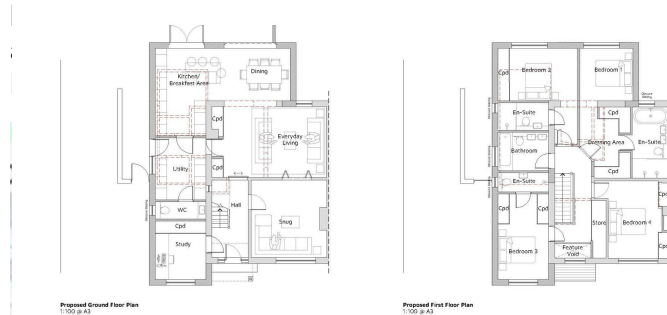
Agents Note

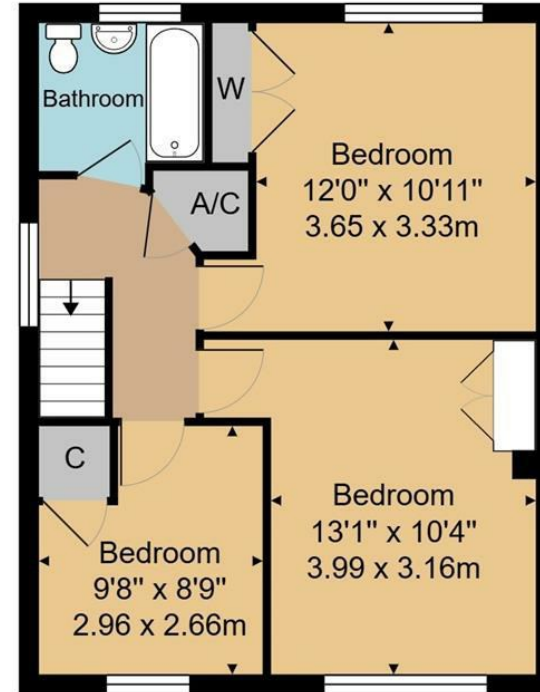
Plot Size 0.14 acres
Local Authority Sevenoaks
Conservation Area No
Council Tax Band Band E
Flood Risk Council Tax Estimate £2,957
Rivers & Seas Very low
Surface Water Very low

The owner reserves the right to put in a overage clause for future development there will be an overage payable if a second property is developed on the site. - TERMS TBC

We are informed the property has potential structural issues and the potential buyer must make their own enquires and carry out their own survey. Planning granted for Demolition of existing

single-storey extension to be replaced with a two-storey front, side and rear extension. Changes to fenestration. Demolition of garage and construction of cycle store. Planning granted Thu 09 Jan 2025
We have a asbestos report carried out in 2022





House Approx. Gross Internal Area
990 sq. ft / 92.0 sq. m

Approx. Gross Internal Area
(Incl. Outhouse)
1141 sq. ft / 106 sq. m

Ground Floor

First Floor

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

Sevenoaks 01732 452246

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EPC Rating- E

www.ibbettmosely.co.uk

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