



Total area: approx. 145.9 sq. metres (1570.1 sq. feet)



## Southdene | Halstead | TN14

Asking price of £599,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

-  Semi-rural setting
-  2 Bathrooms
-  Sunny aspect rear garden
-  Driveway for 2-3 cars
-  3 Bedroom semi-detached house
-  Rear extended for open kitchen/family room
-  Large garage plus cabin which could be utilised as a home office
-  5 Min drive to Knockholt Station



Kenton are delighted to present to the market this rear-extended 3 bedroom semi-detached house, situated in the heart of Halstead Village. Internally, the property comprises; a full-width lounge/diner to the front (with an uninterrupted view over the green), a spacious family room which in-turn opens onto the kitchen, a utility-come-shower room, plus a downstairs WC. Upstairs, there are 3 bedrooms (two doubles and a single room, with the main bedroom benefitting from fitted wardrobes), as well as a family bathroom. Outside, the rear garden is well-established and enjoys a sunny aspect, measuring circa 75ft x 50ft. Additionally, the property benefits from a garden cabin which lends itself being utilised as a home office or gym, as well as a large garage (circa 23ft in length). To the front of the property, there is a block-paved driveway, providing off-street parking for circa 2-3 cars. Southdene is ideally situated for those looking for a semi-rural location, whilst equally being within easy access of Knockholt train station (circa 5 minutes' drive) which offers a 25 minute service into London Bridge during peak times. Furthermore, the village is serviced by the R5 & R10 buses, as well as the No.3 Superloop bus, which travel to Orpington Station and Sevenoaks Station respectively.

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## 26 Southdene, Halstead, TN14



### Porch

Leaded light windows to both side and rear, solid wood flooring and door to entrance hall.

### Hallway

Doors to kitchen, family room and lounge/diner, stairs to first floor landing with under stairs storage cupboard.

### Lounge/Diner

14'5" into bay x 24'8" (4.40m into bay x 7.53m)  
Double glazed bay window to front and double glazed window to front, feature brick fireplace with timber mantel, built in chimney breast recess cupboard and 2 radiators.

### Family Room

9'7" x 21'9" (2.91m x 6.64m)  
Double glazed patio doors to rear garden, archway to entrance hall, double glazed leaded light window to side and radiator.

### Kitchen

6'11" x 9'7" (2.11m x 2.92m)  
Open plan to family room with one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, inset gas hob with extractor hood over, built in electric oven and microwave oven, tiled flooring, larder cupboard, door to shower room/utility room and part glazed door to rear garden.

### Utility/Shower Room

8'6" x 6'9" (2.60m x 2.05m)  
Double glazed window to rear, ceramic wall tiling, wall mounted gas boiler, space and plumbing for both washing machine and tumble dryer, walk in shower and door to cloakroom.

### WC

Low level w/c, tiled flooring and radiator.

### Landing

Double glazed window to rear and doors to bedrooms and family bathroom.

### Bedroom 1

12'10" x 12'2" (3.92m x 3.72m)  
Double glazed window to front, fitted wardrobes and radiator.

### Bedroom 2

11'5" x 9'5" (3.49m x 2.86m)  
Double glazed window to front and radiator.

### Bedroom 3

8'8" x 8'6" (2.64m x 2.58m)  
Double glazed window to front and radiator.

### Bathroom

Double glazed window to rear, panelled bath with shower over, ceramic wall tiling, pedestal hand wash basin, low level W/C and radiator.

### Rear Garden

To the rear of the property is a paved patio area with flowered borders housing an array of established, shrubs, plants and bushes. The remainder of the garden is laid to lawn with flowered borders, log cabin, side pedestrian access and door to garage.

### Cabin

12'4" x 11'11" (3.76m x 3.64m)  
Bifold doors to front, power and lighting.

### Garage

23'2" x 8'4" (7.06m x 2.54m)  
Metal up and over door to front, double glazed window to rear, door to rear, power and lighting.

### Front Garden/Driveway

Brick paved providing off-street parking for 2-3 cars, with flowered borders housing an array of established shrubs, plants and bushes.

# Kenton

