

THOMAS BROWN

ESTATES



Sydney Terrace, Knockholt, TN14 7JL

Asking Price: £375,000

- 2 Double Bedroom Victorian Cottage
- Situated in the Heart of Knockholt Village
- 85ft Rear Garden, Off Street Parking
- No Forward Chain, Semi-Rural Setting





Property Description

Thomas Brown Estates are delighted to present this rare to the market two double bedroom Victorian cottage, ideally positioned in the heart of the sought after Knockholt Village and offered to the market with no forward chain.

Requiring full refurbishment throughout, the asking price reflects the work required and presents an excellent opportunity for buyers looking to create a bespoke home in a desirable semi-rural setting.

The accommodation comprises a lounge/dining room, kitchen/breakfast room, lobby with utility cupboard and bathroom to the ground floor. Upstairs are two double bedrooms.

Externally, the property benefits from a 85' rear garden mainly laid to lawn, a driveway providing parking for one vehicle and additional on road parking to the front.

Knockholt Village offers a charming semi-rural lifestyle, with popular local pubs, well-regarded schools and convenient transport links, including easy access to the M25.

Early viewing is highly recommended to fully appreciate the location on offer. Please contact Thomas Brown Estates to arrange your appointment.



Lounge/Diner:

18' 5" x 11' 0" (5.61m x 3.35m). Feature fireplace, door to front, double glazed window to front, carpet, two radiators.

Kitchen/Breakfast Room:

11' 0" x 10' 7" (3.35m x 3.23m). Range of matching wall and base units with worktops over, sink and drainer, integrated oven and gas hob with extractor over, space for fridge/freezer, double glazed window to rear, vinyl flooring, radiator.

Lobby:

Cupboard with space for washing machine, door to side, tiled flooring.

Bathroom:

WC, wash hand basin, bath, opaque window to side, tiled flooring, radiator.

Stairs To First Floor Landing:

Carpet.

Bedroom:

11' 0" x 10' 11" (3.35m x 3.33m). Feature fireplace, built in storage, double glazed window to front, carpet, radiator.

Bedroom:

11' 0" x 10' 7" (3.35m x 3.23m). Double glazed window to rear, carpet, radiator.

Other Benefits Include:

Garden:

85' 0" (25.91m) Laid to lawn with mature shrubs.

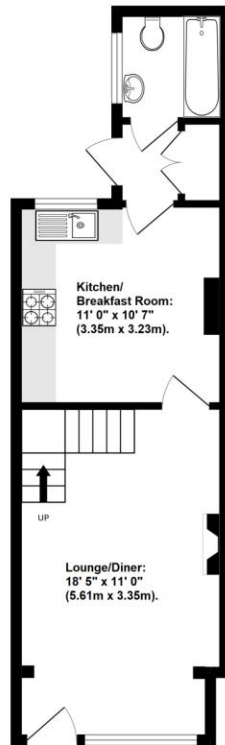
Off Street Parking

Central Heating System

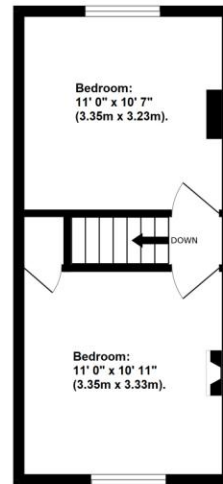
No Forward Chain



GROUND FLOOR
360 sq.ft. (33.4 sq.m.) approx.

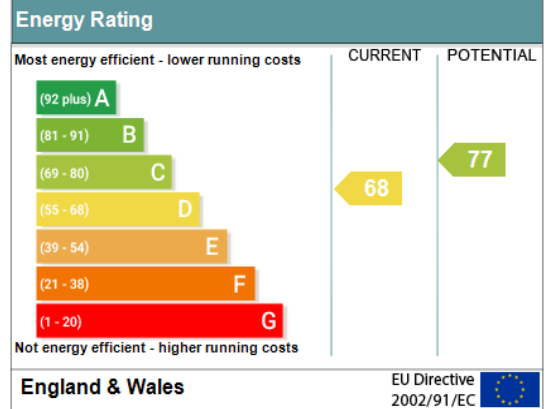


1ST FLOOR
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band: C

Tenure: Freehold

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