



£535,000 **Freehold**



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

New Road, Sundridge, Sevenoaks



Bedrooms: 3



Bathrooms: 1



Receptions: 2

- Three bedrooms
- Conservatory
- Gas central heating
- Off street parking
- Double glazed throughout



A very well presented 3 bedroom end of terrace house, in the sought after village of Sundridge near Sevenoaks. It offers well proportioned and versatile accommodation throughout, ideal for modern family living. The property has been maintained to a good standard throughout and provides a comfortable and welcoming home.

The ground floor comprises a welcoming entrance hall, a spacious reception room, a downstairs WC, and a well equipped kitchen/dining area leading into a north facing conservatory. To the first floor are 3 good sized double bedrooms, together with a modern family bathroom with separate shower cubicle. Fully double glazed throughout. Externally, the property benefits from an attractive garden which surrounds the property on 3 sides, perfect for outdoor entertaining and relaxation. There is parking for 2 cars next to the grounds of the garden on the north side.

Sundridge combines the charm and tranquillity of a traditional Kent village with excellent access to nearby towns, transport links and the wider Kent countryside.

EPC rating : C

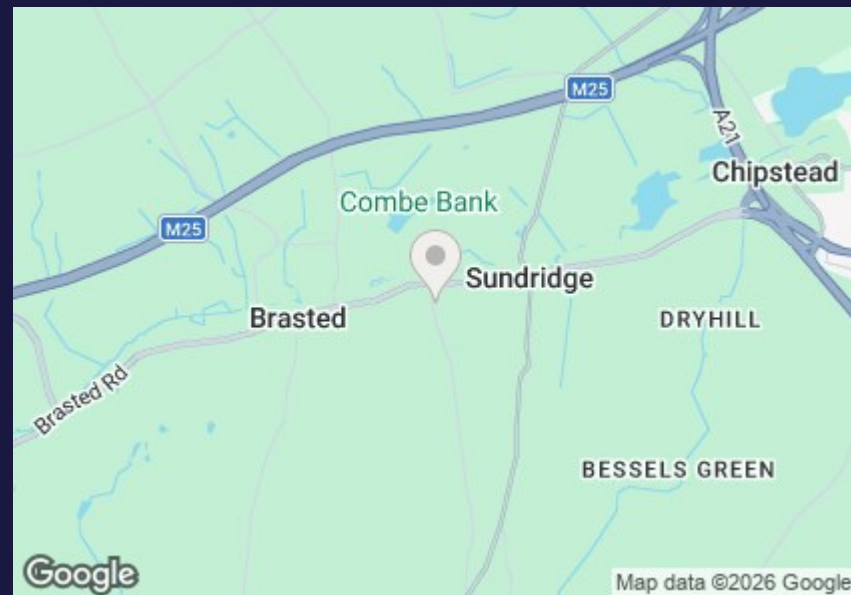
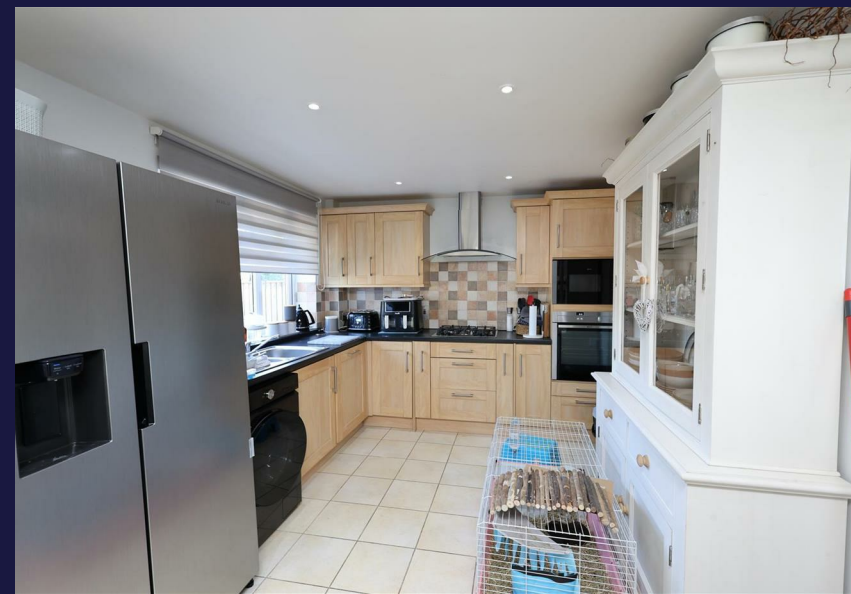
Council Tax Band : D

Gas central heating

Mains gas/electric/water & sewerage

Local authority : Sevenoaks District Council



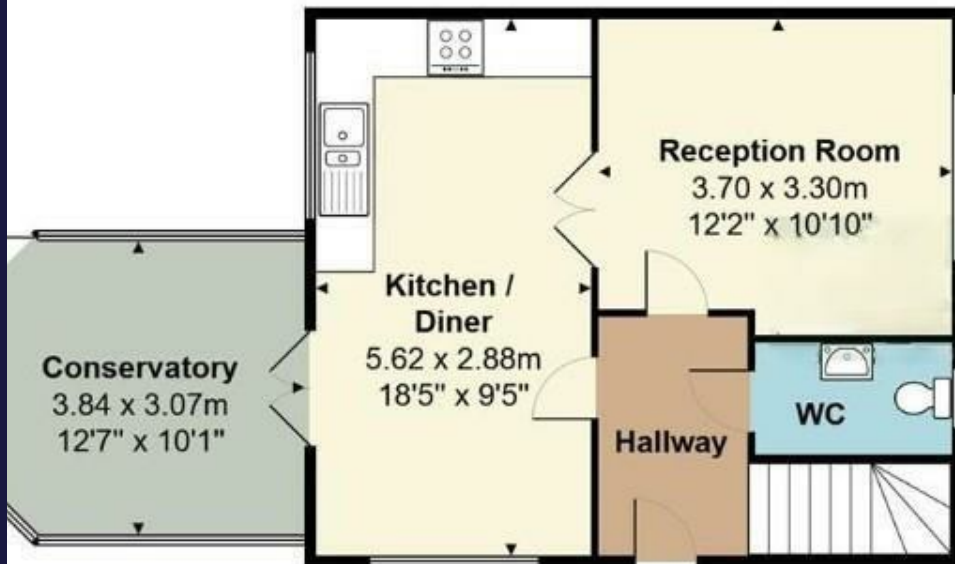


From Sevenoaks proceed down the London Road/A224 to Riverhead. At the roundabout turn left on to Worships Hill. Proceed along the A25 to Sundridge. Continue through the village and turn left in to New Road. High Pines is just up on the left hand side.

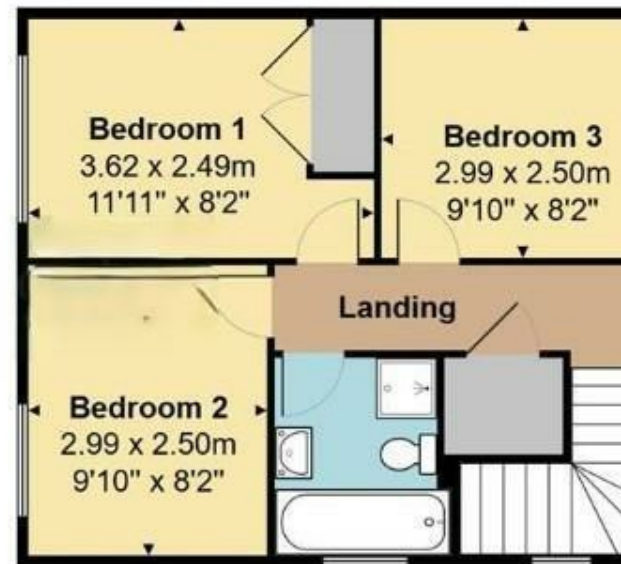


New Road, Sundridge, TN14

Total Floor Area: 85.9 m² ... 924 ft²



Ground Floor
Total Floor Area 48.4 m² ... 521 ft²



1st Floor
Total Floor Area 37.4 m² ... 403 ft²

Measurements are approximate, not to scale and for illustrative purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
England & Wales		EU Directive 2002/91/EC



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