



65 Main Road, Sundridge, Sevenoaks, Kent, TN14 6EQ

Guide Price £450,000 - £475,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* End-of-terrace cottage in a semi-rural location \* Sought-after village location with amenities nearby \* Detached garage and off-road parking \* Stylish, modern kitchen \* Large rear garden \* EPC Rating D/ Council Tax Band £2,187.45 P.A \***

Waghorn & Company are delighted to present this wonderful end-of-terrace cottage, ideally located in a semi-rural setting close to the heart of Sundridge. This sought-after village lies within the Kent Downs Area of Outstanding Natural Beauty and offers a welcoming community atmosphere. The property combines charm and convenience, with features including a stylish kitchen, large rear garden, detached garage, and off-road parking. An early viewing is highly recommended.

### Access

Access is provided via an Indian stone pathway that leads to a solid wood entrance door, opening directly into the kitchen and dining area

### Kitchen/Dining Area

This impressive kitchen enjoys double-glazed windows to the front and side, creating a bright and welcoming space. A single sink with brass mixer tap is set within sleek Quartz worktops, complemented by a range of matching base and wall units. A full suite of integrated appliances is included, comprising a double oven, induction hob, fridge freezer, dishwasher and washing machine. Additional features include a built-in larder cupboard, useful under stairs storage cupboard, wine rack, Amtico flooring, inset spotlights, kickboard and under-cabinet lighting, together with a period-style roll-top radiator. A solid wood door leads through to the sitting room.

### Sitting Room

Double glazed window to rear with stable style door leading to rear garden, and solid Oak flooring. Stairs leading to first floor landing and door leading to bathroom.

### Bathroom

Double glazed window to side, corner bath with Jacuzzi fitments and shower attachment over, pedestal wash hand basin, low level w/c, storage cupboard, extractor fan, ceramic wall tiling, tiled flooring, wall mounted boiler servicing domestic and hot water systems and heated chrome towel rail.

### First Floor Landing

Eaves storage cupboard, access to loft space and doors leading to bedrooms 1 and 2.

### Bedroom 1

Double glazed window to front, laminate flooring, fitted sliding door wardrobes and radiator.

### Bedroom 2

Double glazed window to rear, laminate flooring and radiator.

### Rear Access

Hardstanding parking area and garage. Steps leading to rear garden.

### Garage 20' 9" x 8' 7" (6.32m x 2.61m)

Double doors, mezzanine storage area which is accessed via a loft hatch.

### Rear Garden





The rear garden is a true highlight of the property, accessed via steps from the rear. An Indian stone patio provides the perfect spot for outdoor dining and entertaining, leading onto a generous lawn bordered by a variety of mature shrubs, plants and fruit trees. To the far end, a well-stocked vegetable garden is complemented by a greenhouse, large timber shed and a chicken coop.

### Location

Sundridge is a desirable village with an excellent range of local amenities, including: A Village shop/post office, well-regarded primary school, Village park and popular pub. The surrounding area offers stunning countryside walks while being within easy reach of Sevenoaks and convenient transport links.

### Tenure

Freehold

DynamicPDF: Rasterizer v2.0 evaluation (www.DynamicPDF.com)

#### Energy performance certificate (EPC)

65 Main Road Sundridge SEVENOAKS TN14 6EQ	Energy rating <b>D</b>	Valid until: 19 October 2025 Certificate number: 2110-5300-4050-6199-7691
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Property type: End-terrace house  
Total floor area: 62 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

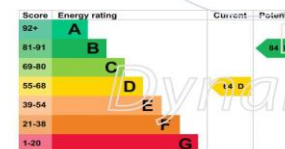
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy / rating.

**Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.**

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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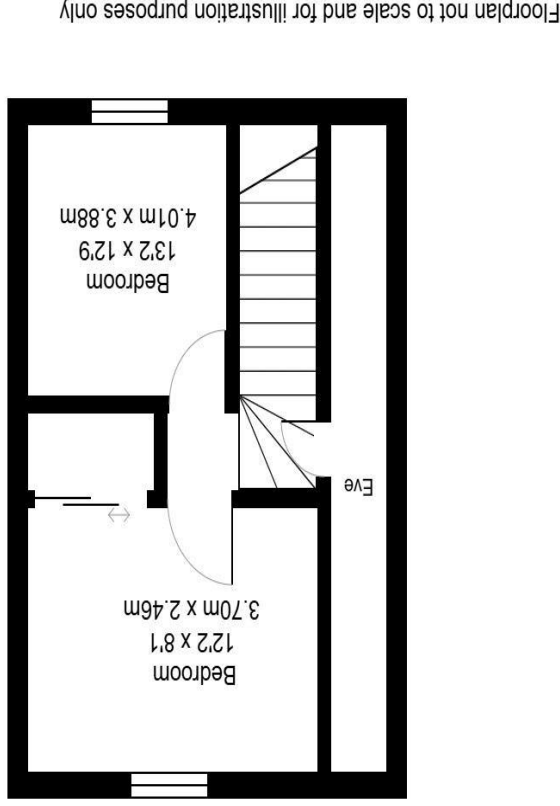
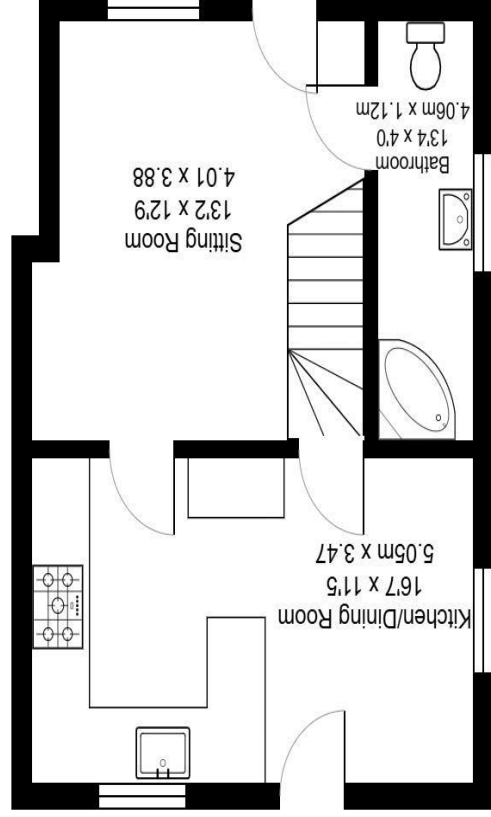
[www.waghornandcompany.co.uk](http://www.waghornandcompany.co.uk)

Details No. 1 TW/JW

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Floorplan not to scale and for illustration purposes only