



A well-presented and spacious 3 bedroom mid-terraced house
situated in the sought after village of Sundridge - CHAIN FREE

£495,000 **Freehold**



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Manor Road, Sundridge, Sevenoaks



Bedrooms: 3



Bathrooms: 1



Receptions: 3

- Double glazing throughout
- 2x off street parking spaces
- EPC rating C
- Chain free
- Council tax band D



A well-presented and spacious 3 bedroom mid-terraced house situated in the sought after village of Sundridge, within a short drive of the M25 (Jct.5).

The property offers well-proportioned accommodation, including a comfortable reception room with feature fireplace (not currently usable), dining room with double doors to the family/breakfast room, fitted kitchen with built in oven and hob, washing machine, fridge and freezer, and a downstairs cloakroom with WC. To the first floor there are 3 bedrooms, 2 double and a further single, and a family bathroom with bath and separate shower cubicle. The conservatory to the rear of the property has a tiled floor and double doors to the garden. Outside, there is a private rear garden with lawn and patio providing an ideal space for relaxing and entertaining. From the garden there is access to rear parking for 3 cars.

The property is conveniently located for local amenities, schools and transport links, with attractive surrounding countryside, making it an appealing home for families and professionals alike.

EPC rating : C

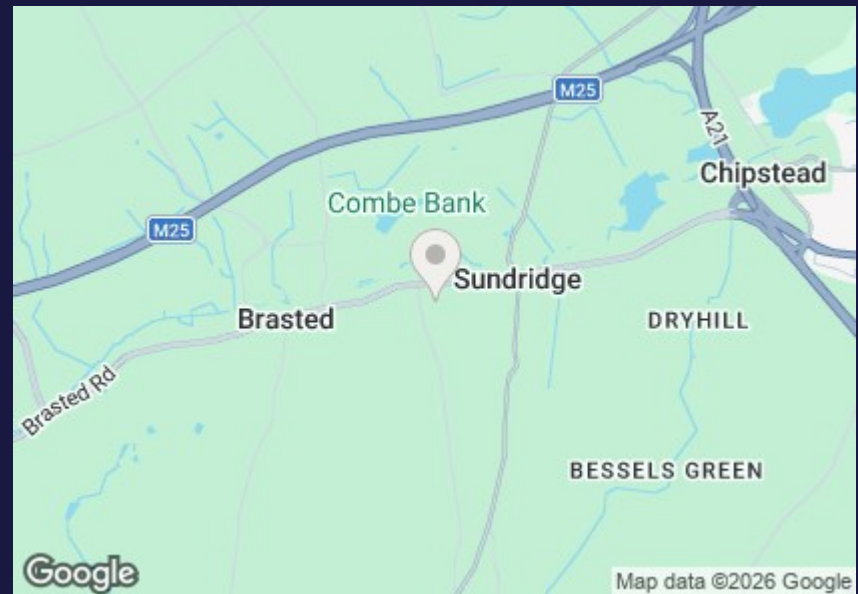
Council Tax Band : D

Gas central heating

Mains gas/electric/water & sewerage

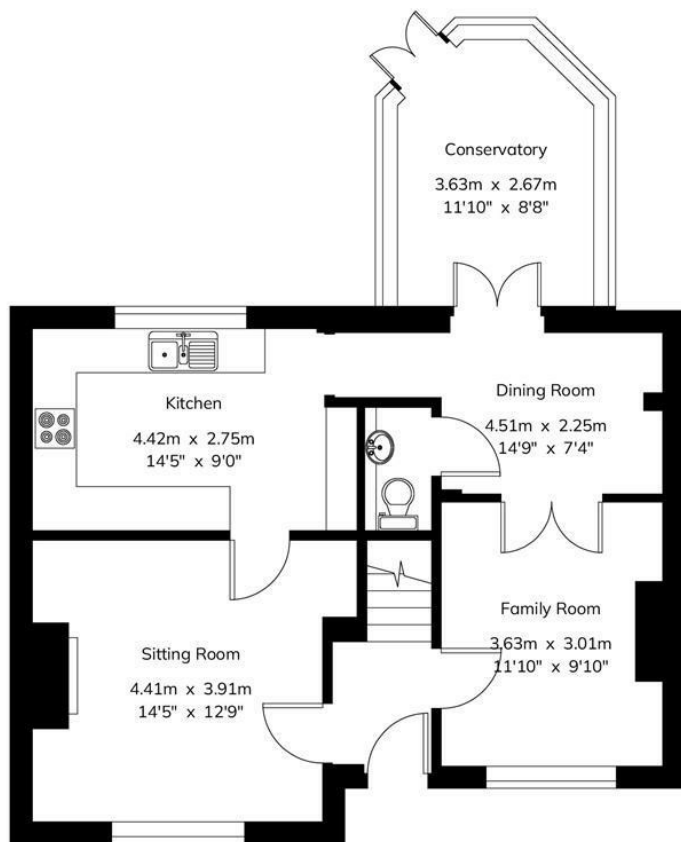
Local authority : Sevenoaks District Council





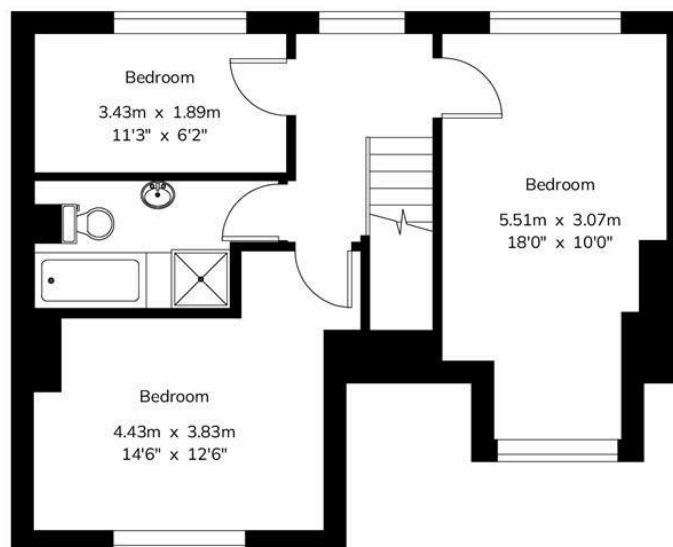
From Sevenoaks proceed down the London Road/A224 to Riverhead. At the roundabout turn left on to Worships Hill. Proceed along the A25 to Sundridge. Continue through the village and turn left in to New Road, then 1st left in to Manor Road. The property can be found almost immediately on the left hand side.





Ground Floor

Gross Internal Area : 111.6 sq.m (1201 sq.ft.)



First Floor



For Identification Purposes Only.

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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		
	69	80
England & Wales		EU Directive 2002/91/EC



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