



Charming, period end of terrace cottage situated in a quiet lane off the village centre, close to local amenities and a short drive (approx. 10 minutes) from Sevenoaks town and station. CHAIN FREE

**£325,000**    **Freehold**



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## Elliot's Lane, Brasted



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Village location
- Courtyard garden
- Period features
- CHAIN FREE

Charming, period end of terrace cottage situated in a quiet lane off the village centre, close to local amenities and a short drive (approx. 10 minutes) to both Oxted and Sevenoaks town and stations. CHAIN FREE

### ACCOMMODATION:

The property has period features including exposed beams & brickwork. The front door leads directly into the reception room with a working brick fireplace. Kitchen/breakfast room (appliances to be confirmed) access to the courtyard garden.

Double bedroom with built-in wardrobe. Bathroom with a shower over the bath. Second single bedroom.

### OUTSIDE:

Small courtyard garden to the rear of the property. Lots of rambling routes nearby.

### UTILITIES & KEY INFORMATION

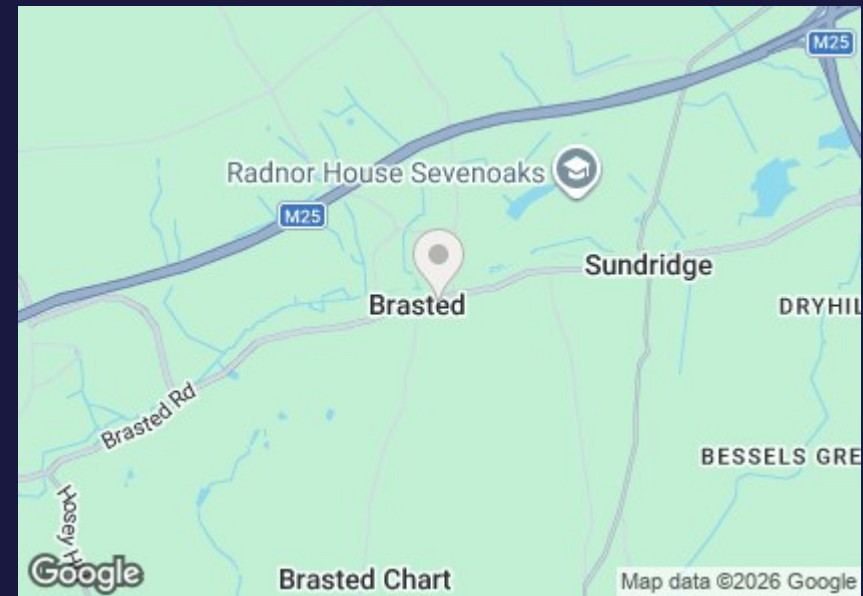
Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Sevenoaks District Council

Council Tax Band: C

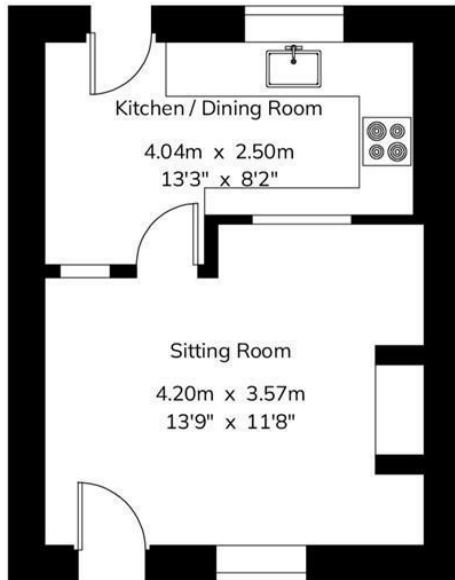




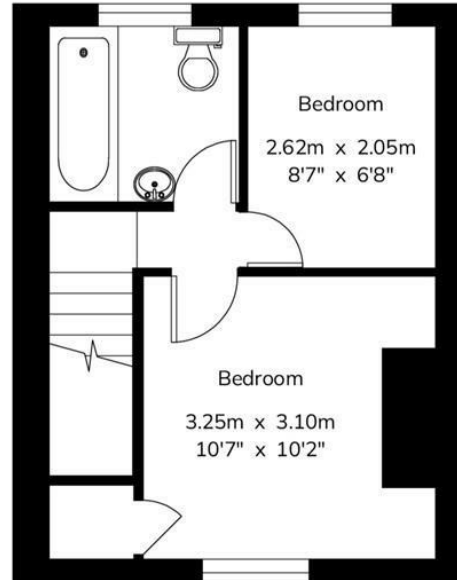
From Sevenoaks head west along the A25 until you reach the village of Brasted (approx 4 miles). As you enter the village you will see the White Hart public house on your left. Continue past this until you reach Elliotts Lane (3rd left turn). Parking can be found in the high street. The cottage can be found a little way up on the left hand side.



Gross Internal Area : 48.8 sq.m (525 sq.ft.)



Ground Floor



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
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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