



16 Overdale, Weald, Kent TN14 6QG
Guide Price: £300,000-£325,000 Leasehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Top Floor Maisonette

- *Situated at the End of a Small Village Cul-De-Sac
- *Immaculately Presented Throughout
- *Two Double Bedrooms
- *Stylish Fitted Kitchen
- *Contemporary Bathroom
- *Sitting Room with Wood Burning Stove
- *Utility Outhouse
- *Secluded Private Rear Garden
- *Timber Workshop/Store
- *Generous End Plot with Gravel Driveway & Parking for Three Vehicles

Description

This top floor maisonette is situated at the end of a small cul-de-sac in the popular village of Weald and has been refurbished to a high specification throughout including a smart modern fitted kitchen and contemporary bathroom suite. This delightful property also enjoys a sitting room with wood burning stove and delightful views, private entrance and generous private gardens and driveway.

Accommodation

- You enter the property into a hallway with Kardean wood effect flooring, fitted cloaks cupboard and striped carpeted stairs rising to the first floor with oak handrail.
- Stylish fitted kitchen fitted with a range of white high gloss wall cabinets and base units of cupboards and drawers, including curved doors and finished with thin profile square edged worktops. Sink unit with Franke ceramic tap with water filter, AEG oven and induction hob with extractor and integrated Bosch fridge with freezer compartment. Access to loft space via hatch with drop down ladder and smart Kardean wood effect flooring which continues through to the:-
- Dining room/second double bedroom enjoying comprehensive wall to wall fitted wardrobes with hanging space, soft close drawers and sliding doors. Pretty feature wallpaper and window to side.
- Bright sitting room with window to rear and lovely distant views, focal wood burning stove with brick surround, set on a stone hearth.
- Main bedroom, a bright spacious room with aspect to front and fitted wardrobe.
- Contemporary bathroom fitted with a white suite comprising panelled bath with Aqualisa mains fed shower over and glazed screen, vanity unit with basin and close coupled toilet. Attractive wall tiling with decorative mosaic border and contrasting floor tiling, wall mounted chrome heated towel rail.
- Externally, the property is approached via a pathway leading to the composite front door with an area of lawn and established clipped hedged boundary.
- Just to the side of the front door is the brick outhouse/utility room, with space and plumbing for a washing machine and tumble dryer, storage space and window.

- The maisonette benefits from a generous end plot offering a gravel driveway and parking for three vehicles. A gate provides access over a decked walkway to the rear garden with tree lined outlook and large raised patio area, ideal for summer entertaining. An additional timber workshop with power, external sink with hot and cold taps add to the appeal of the property.
- Services: Mains water, electric and drainage. Double glazed windows. Electric slimline wall mounted panel heaters.
- Maintenance charges: £47.03 per month.
- Lease: 80yrs remaining. 125yr Lease from 1981.
- Council Tax Band: B - Sevenoaks District Council.
- EPC: D

Weald Overdale is situated within easy reach of the centre of this picturesque village with its green, small community shop and café run by volunteers and amenities including a church, public house and primary school. Weald is situated just South of Sevenoaks within the Metropolitan Green Belt and included in the Kent Downs Area of Outstanding Natural Beauty, with part of the village designated a Special Landscape Area. The nearby town of Sevenoaks offers a wider range of shops, restaurants, main library, swimming/leisure centre and cinema/theatre complex. The A21 and M25 are easily accessible giving access to Tonbridge, Tunbridge Wells, London, Gatwick and Heathrow Airports and the Channel Tunnel Terminus. Hildenborough rail station (about 4 miles) and Sevenoaks station (about 4 miles) serve London Bridge/Charing Cross/Cannon Street. Weald is popular with walkers, cyclists and general visitors from Sevenoaks, London and beyond.

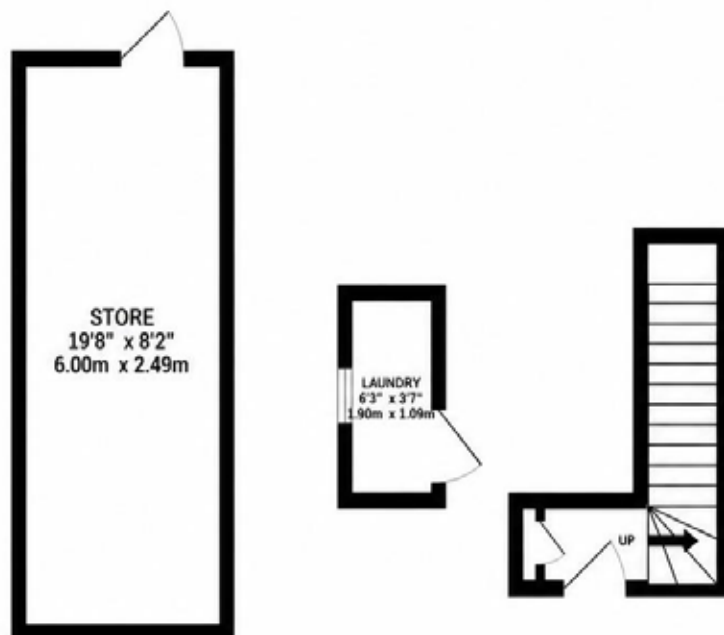


Viewing Strictly By Appointment

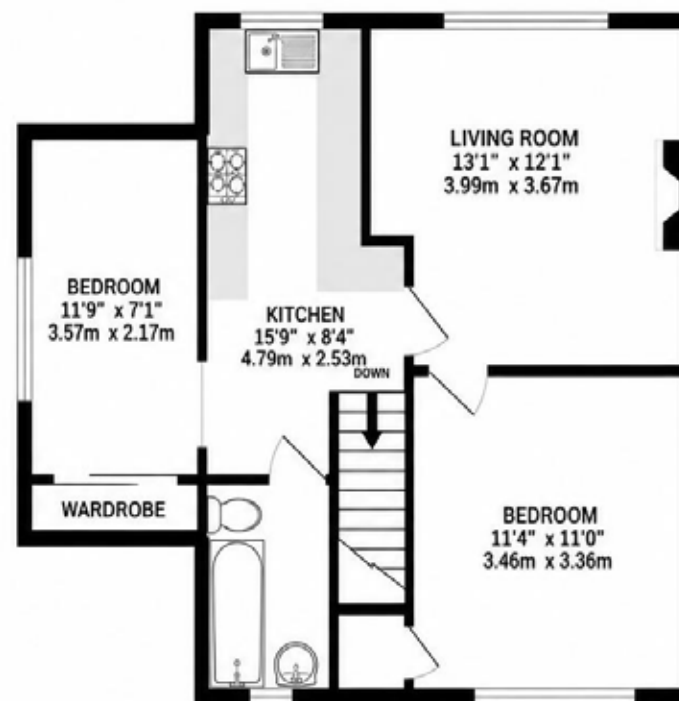
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GROUND FLOOR
239 sq.ft. (22.2 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 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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