



22 Downe Avenue, Cudham, Sevenoaks, TN14 7QX  
£750,000

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Sevenoaks, TN14 7QX

- CHAIN FREE SALE
- 4/5 Bedroom Family Home With Master En-Suite
- Large Inviting Lounge Reception Room
- Kitchen & Separate Utility Room
- Secluded Garden With Views Over Rural Location
- Off Road Parking

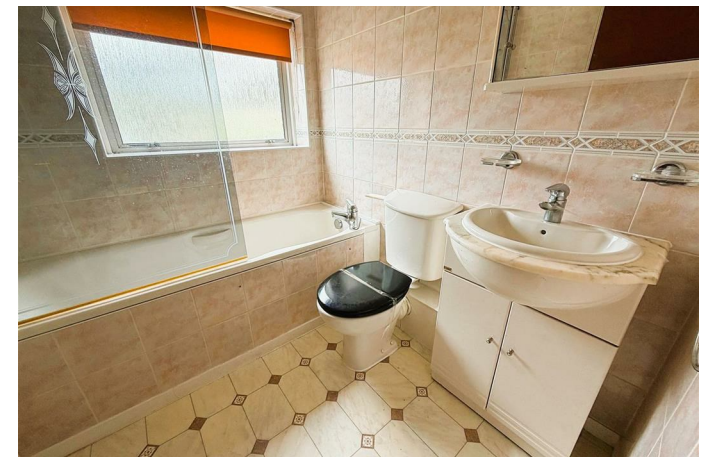


**CHAIN FREE SALE** - Edmund are delighted to offer this spacious and versatile 4/5 bedroom family home, which offers a delightful rear garden with entertaining patio and far reaching views over local countryside. The property is set upon an un-adopted road, off of a country lane giving a real semi rural feel. For convenience amenities at Biggin Hill (via Jail Lane) and Orpington (via Cudham Lane) can be readily accessed. A viewing is recommended to appreciate the properties features and location.



## Viewing

Strictly by appointment with Edmunds Petts Wood 01689 819991. If there is any point which is of particular importance to you we invite you to discuss this with us, especially before you travel to view the property.



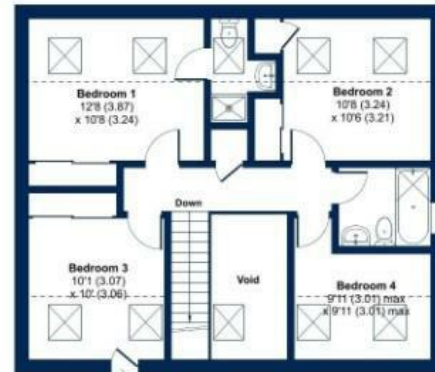
# Downe Avenue, Cudham, Sevenoaks, TN14

Approximate Area = 1440 sq ft / 133.7 sq m (excludes void)

Limited Use Area(s) = 217 sq ft / 20.1 sq m

Total = 1657 sq ft / 153.8 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR → Access to saves



GROUND FLOOR

### IMPORTANT NOTES:

1. Every care has been taken in the preparation of these particulars but their accuracy is not guaranteed and they do not form part of the contract. Descriptions are given in good faith and as an opinion of the Agents - not as a statement of fact. 2. Measurements are approximate and any reference to any particular use of any part of the property or to alterations is not intended to imply that planning or building regulations or other consents have been obtained. We have not tested any appliances, services, heating systems, fixtures or fittings and so cannot guarantee they are in good working order. Prospective purchasers should undertake their own tests, enquiries or surveys before entering into any commitment. Photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale. 4. These particulars are issued on the understanding that all viewings and negotiations are conducted through the Agent.

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		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

81

63

01689 819991

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