

9 Elmfield Close, Weald, Sevenoaks, Kent TN14 6PP
Offers In Excess Of: £600,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Detached Extended Chalet Bungalow on Generous Corner Plot
*Excellent Potential for Project or Development (STPP)
*Walking distance to Village & Primary School *Four Double Bedrooms
*Sitting Room & Open Fireplace *Kitchen/Breakfast Room
*First Floor Bedroom with En-Suite Bathroom
*Ground Floor Shower Room
*Generous Corner Plot of Approx 0.2 Acre
*Driveway, Single Garage & Car Port

Description
This detached four bedroom extended chalet bungalow is situated in a small close on a generous corner plot in the heart of this favoured village. This long term family home presents an exciting opportunity to create a substantial detached family home or exciting redevelopment project subject to the usual planning permissions.

Accommodation

- The property is approached through metal gates, with pathway leading to enclosed entrance porch.
- Enclosed entrance porch with door leading directly into the kitchen fitted with a range of wall mounted cabinets and base units, sink unit and floor mounted boiler.
- A door from the kitchen connects through into the spacious dual aspect sitting/dining room with secondary glazed window to side overlooking the gardens, feature stone fireplace, wall light points and storage cupboard.
- Garden room to side with lovely outlook over the gardens to the side and rear, French doors opening to the garden and wall light points.
- An L-shaped central hallway connects to the ground floor bedrooms and shower room with stairs rising to the first floor and understairs storage.
- Dining room/bedroom four overlooking garden with open brick fireplace and secondary glazed window. Two further ground floor bedrooms one with aspect to rear and one with aspect to front, both having secondary glazed windows.
- Ground floor shower room with space saving sliding door, pedestal basin, close coupled toilet and shower enclosure.

- First floor bedroom into eaves with eaves storage cupboards and dormer window. Ensuite bathroom fitted with an avocado suite comprising panel bath, pedestal basin and close coupled toilet. Window with aspect to front and secondary glazing.

- The property is situated on a generous corner plot extending to approximately 0.2 acre, mainly laid to lawn with mature shrub/flower borders, low brick retaining wall to front. Rear and side gardens laid to lawn with mature shrubs/trees and garden shed. Single garage and car port, pathway providing side access to rear garden and oil tank.

- Services & Points of Note: Mains water and electricity. Oil fired central heating. Subject to a subsidence claim in 2004, repaired with no further issues.

- Council Tax Band: F – Sevenoaks District Council

- EPC: G

Situation

The property is situated in the picturesque and popular village of Weald 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.

Viewing Strictly By Appointment

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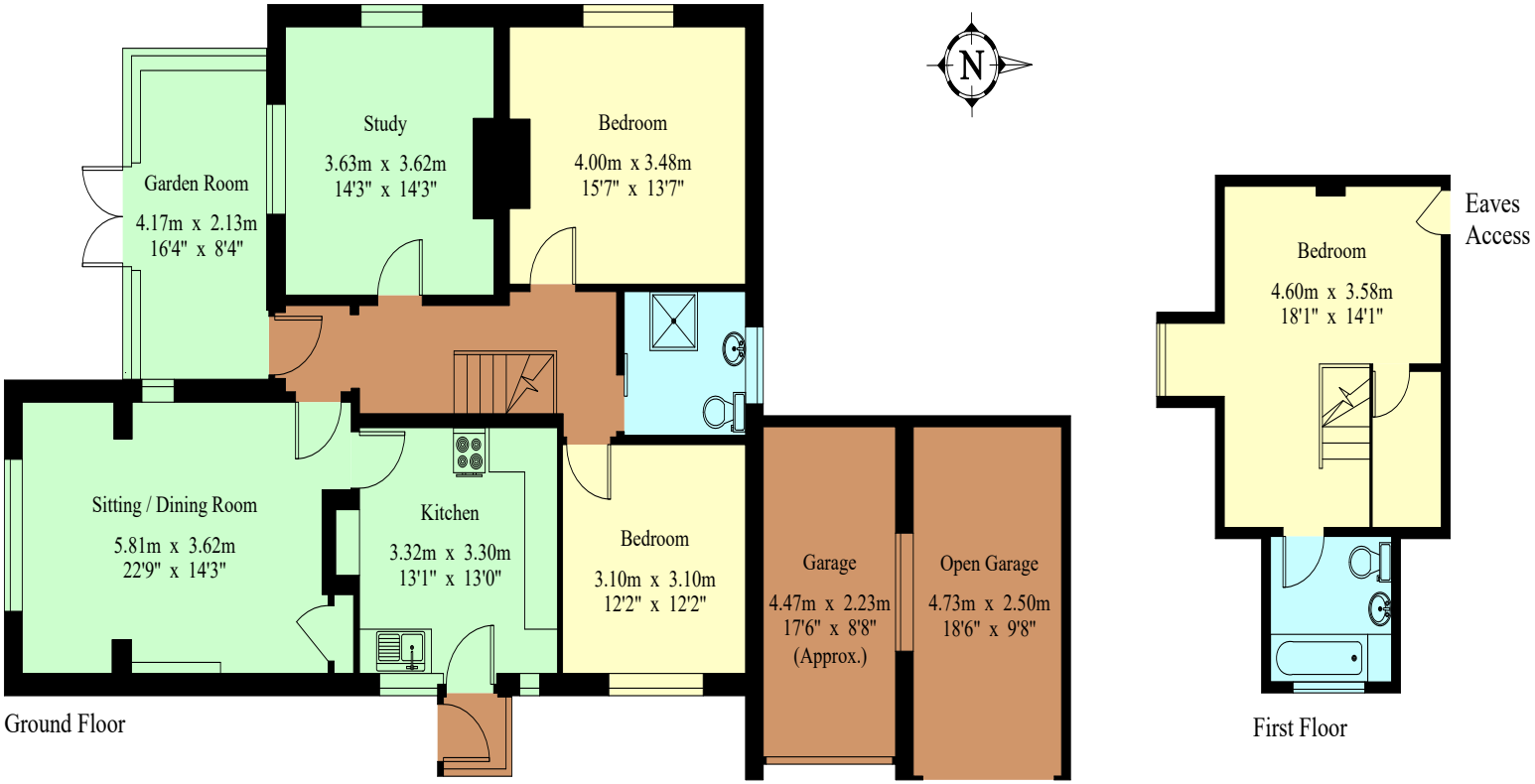


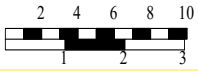




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Gross Internal Area : 140.5 sq.m (1512 sq.ft.)
(Including Garages)





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The Property Ombudsman