



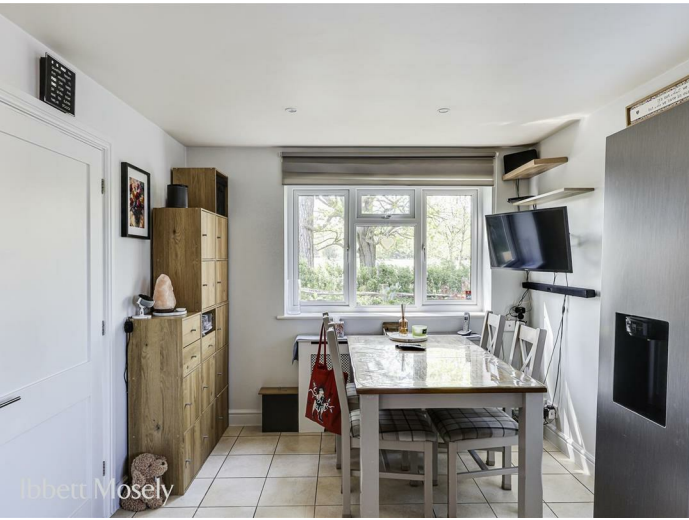
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## New Road, Sundridge, TN14 6DG

### Asking Price £550,000 Freehold

Overlooking Green Belt fields to the front this attractive three bedroom end of terraced family home was built in 2005/2006

Located a short walk of the village accessible to open countryside, junction 5 of the M25 and Sevenoaks with station to London.

- Three Bedrooms
- Bathroom
- Sitting Room
- Conservatory
- Kitchen/Dining Room
- Cloakroom
- Gas Central Heating
- Double Glazed Windows and Doors
- Two Parking Spaces
- Garden to Three Sides

Built in 2006/2007 this good sized three bedroom end of terraced family home has an aspect to the front overlooking Green Belt fields and is located a short walk of the village centre.

The property has gas central heating, fully double glazed windows and doors, and off road parking for two cars.

The property has coloured rendered elevations under a tiled roof.

#### LOCATION

Within the village there is a shop with sub post-office, a medical centre, a village social club, a bowls club and the White Horse pub/restaurant. The parish church and primary schools are nearby in Church Road and Radnor House Independent Day School is in Combe Bank Drive.

The beautiful National trust properties of Chartwell in Westerham and Knole Park in Sevenoaks are a short drive.

Sevenoaks is about four miles away with a wider choice of shops and main line fast train station to London.

There are sporting and recreational facilities in the area as well as other state and private schools. Junction five of the M25 is just over a mile away, giving easy access to Gatwick and Heathrow Airports.

#### GROUND FLOOR

A double glazed door opens to the entrance hall.

#### ENTRANCE HALL

With radiator and stairs to the first floor.

#### CLOAKROOM

With WC, hand basin, radiator, double glazed window, part tiled walls and tiled floor.

#### SITTING ROOM

With radiator, double glazed window and double doors to the kitchen/dining room.

#### KITCHEN/DINING ROOM

A double aspect double glazed room with fitted base and wall units, built in appliances including a four ring gas hob, oven extractor hood, dish washer and

fridge/freezer. There is plumbing for a washing machine, stainless steel sink unit, part tiled walls, tiled flooring, space for table and chairs and double glazed double doors to the conservatory.

### CONSERVATORY

With radiator, tiled flooring and double glazed windows and double doors to the garden.

### FIRST FLOOR

#### LANDING

With double glazed window and linen cupboard with gas boiler for heating and hot water,

#### BEDROOM ONE

With radiator, double glazed window and built in wardrobe cupboard.

#### BEDROOM TWO

With radiator, double glazed window and hatch allowing access to the loft space.

#### BEDROOM THREE

With radiator and double aspect double glazed windows.

#### BATHROOM

With enclosed bath, separate shower cubicle, WC and hand basin. There is a chrome ladder style towel rail, part tiled walls, tiled flooring, extractor fan and double glazed window.

#### PARKING

there are two parking spaces.

#### THE GARDEN

is on three sides of the house with good hedges, post and rail and close boarded fencing. The garden is mainly lawn with patio, flower and shrub borders and a garden shed.

### SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.  
Sevenoaks District Council - Band "D"

### ROUTE TO VIEW

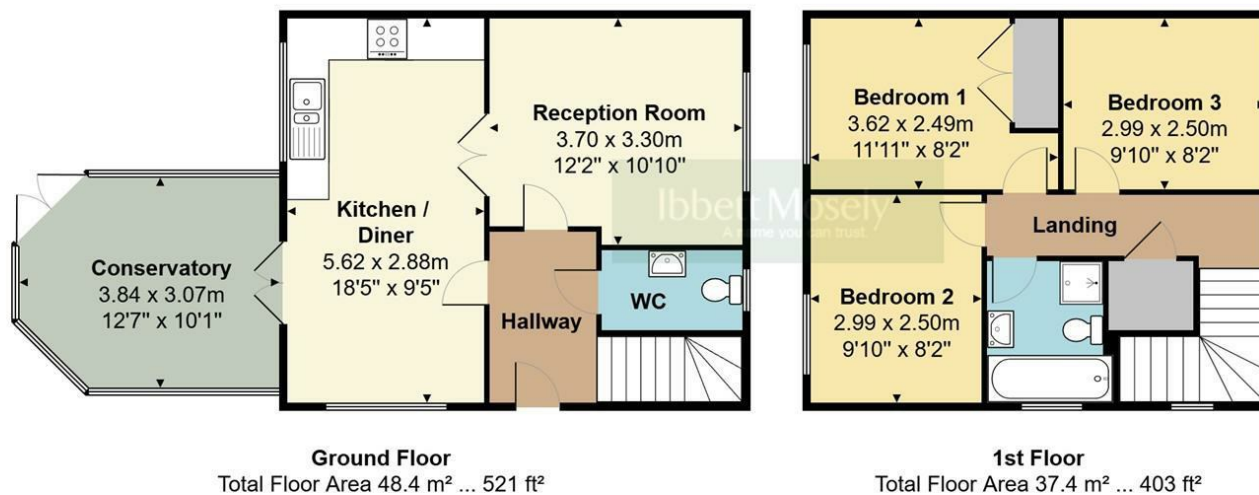
Leave Westerham on the A25 towards Brasted , Sundridge and Sevenoaks, proceed through Brasted. As you enter Sundridge, New Road will be the first on the right and the property will be found on the left immediately before Manor Road.



# EPC Rating- C

New Road, Sundridge, TN14

Total Floor Area: 85.9 m<sup>2</sup> ... 924 ft<sup>2</sup>



Measurements are approximate, not to scale and for illustrative purposes only.  
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## Ibbett Mosely

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