



**\*\* CASH BUYERS ONLY - THIS PROPERTY IS OF CONCRETE CONSTRUCTION \*\***

Forming part of this popular cul-de-sac location on the Riverhead / Chipstead border, this three bedroom semi detached family home is situated within genuine walking distance (0.3 miles) of the highly regarded Riverhead and Amherst Schools, as well as Chipstead Common, the picturesque boating lake and doorstep amenities on offer in Riverhead. In addition, the near neighbouring town of Sevenoaks provides a wider array of all shopping, social and leisure facilities, as well as fast and frequent rail links to London Bridge / Charing Cross available in under thirty minutes from Sevenoaks mainline station, just 1.3 miles away.

Of concrete construction, the well presented and planned accommodation currently comprise an entrance hall, sitting room, separate dining room, kitchen with utility room off, ground floor wc and study / store room. To the first floor there are three bedrooms and the family bathroom, all served via the spacious landing area. Additional benefits include double glazed windows and doors, a delightful frontal aspect over the central green and the delightful rear garden. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home as to offer and the value for money it represents.

## 44 Bullfinch Close

Sevenoaks, Kent, TN13 2BB Freehold



Guide Price £350,000

### **ENTRANCE HALL**

9'2 x 6'10

Part glazed front entrance door, double radiator, coved ceiling, tiled flooring, stairs to first floor landing with useful under stairs storage recess. Doors off.

### **SITTING ROOM**

14'6 x 11'4

Double glazed window to front, double radiator, coved ceiling, fitted carpet, coal effect feature fireplace with limestone surround and hearth as the focal point for the room, arched display recess and multi pane doors providing access through to the dining room.

### **DINING ROOM**

9'1 x 8'4

Double glazed window to rear with matching double glazed door providing direct access to the garden, double radiator, coved ceiling, tiled flooring and archway providing access through to adjoining kitchen.

### **KITCHEN**

12'1 x 8'4

Double glazed window to rear with delightful garden aspect, coved ceiling with inset downlighting, tiled floor, localised wall tiling, door to larder cupboard housing meters and door to utility room. The kitchen comprises a set of matching wall and base units with roll top work surfaces incorporating stainless steel sink unit and drainer. Integrated double oven with four ring hob and overhead extractor, space and plumbing for further utilities.

### **UTILITY ROOM**

13'0 x 6'7

covered side passage complete with utility area providing space and plumbing for washing machine, double glazed door to front as well as part glazed side door leading to the garden. Access to ground floor wc and study / store room.

### **GROUND FLOOR WC**

Wood effect vinyl flooring and low level wc.

### **STUDY / STORE ROOM**

9'8 x 6'7

Window to side, continuation of wood effect vinyl flooring, power and light connected.

### **FIRST FLOOR LANDING**

9'8 x 5'8

Spacious landing has double glazed window to side, radiator, coved ceiling and doors off to all rooms.

### **BEDROOM ONE**

11'6 x 11'5

Double bedroom has double glazed window to front with delightful aspect over the central green, radiator,

coved ceiling, fitted carpet and a series of bespoke built in wardrobe fittings.

### **BEDROOM TWO**

13'0 x 8'5

Double bedroom has double glazed window to rear with delightful garden aspect, double radiator, coved ceiling and fitted carpet.

### **BEDROOM THREE**

9'3 narrows to 6'8 x 8'3

Single bedroom has double glazed window to front with delightful aspect over the central green, radiator, coved ceiling and laminate wood flooring.

### **BATHROOM**

8'0 x 5'2

Opaque double glazed window to rear, heated towel rail, coved ceiling with inset downlighting, wood effect vinyl flooring, fully tiled walls, suite comprising shower end bathtub, concealed flush wc and wash basin set in vanity surround with integrated storage cupboards.

### **PARKING**

Parking is readily available on road to the front of the property and around the green.

### **GARDEN**

The delightful rear garden is a genuine feature of the property with a paved patio terrace which is ideal for sitting out and entertaining, this leads to the lawned garden area which is set within a neatly fenced perimeter.

### **ADDITIONAL INFORMATION**

Property is Freehold

Council Tax Band B

Non Standard Concrete Construction - Cash Buyers Only

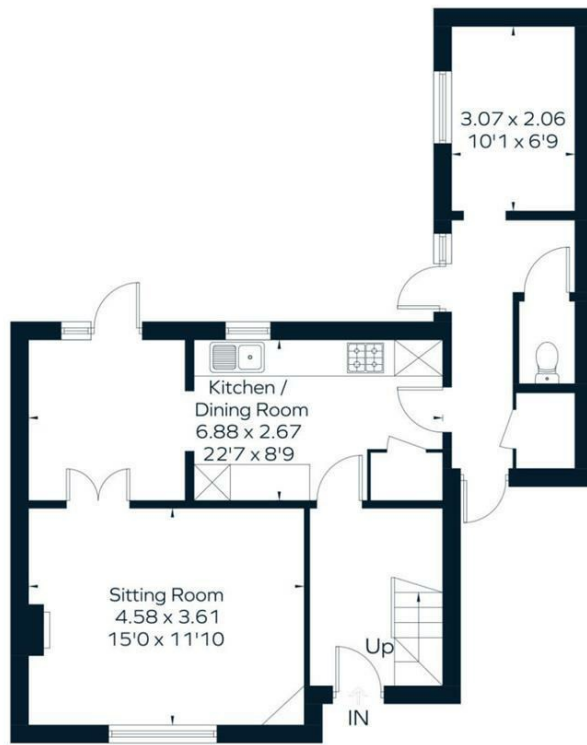




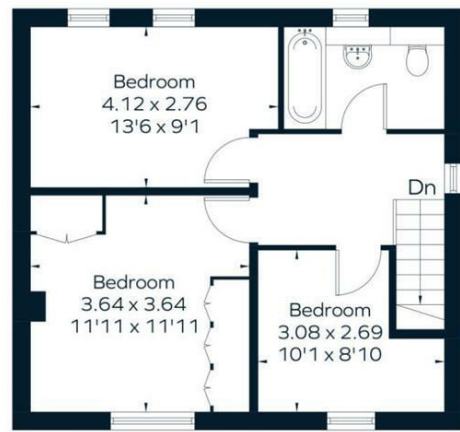




Approximate Area = 102.3 sq m / 1101 sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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