



**Sherbourne Close**  
West Kingsdown TN15 6DH  
Guide Price £400,000



**COUNTRY HOMES**

## West Kingsdown TN15 6DH

Nestled within the peaceful cul-de-sac of Sherbourne Close, West Kingsdown, this attractive semi-detached home combines a tranquil setting with practical, family-friendly living. Boasting three generously sized double bedrooms, the property provides flexible accommodation suitable for families, home working, or guests. The spacious reception room is bright and welcoming, offering a versatile space that easily accommodates both day-to-day living and entertaining, with room for dining and relaxation.

The property also features a well-appointed bathroom, designed to balance style and functionality, making daily routines effortless. A particular highlight is the off-road parking to the front, complemented by a garage, providing secure parking and additional storage – an ideal feature for busy households.

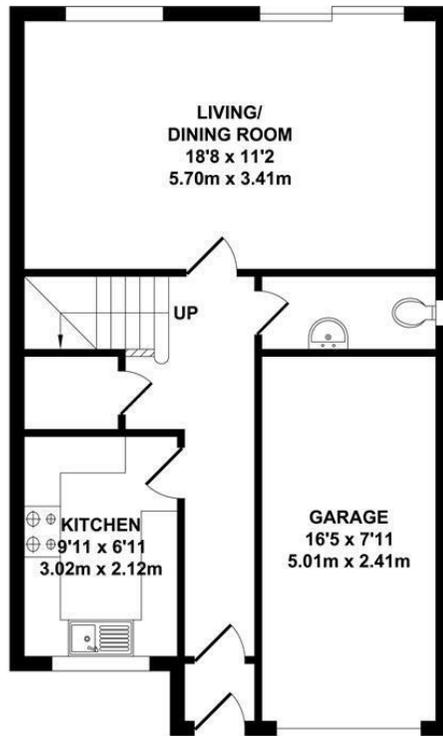
The location is especially convenient for commuters, with straightforward access to the motorway network and a mainline train station just a short drive away, offering direct links to nearby towns and cities. Despite its accessibility, the home retains a sense of privacy and calm, tucked away from passing traffic.

At the rear, the west-facing garden is a welcoming outdoor space, suited for enjoying afternoon and evening rays, tending to plants, or holding summer get-togethers. This secluded area enriches the property's allure, offering a peaceful spot for family and friends to unwind.

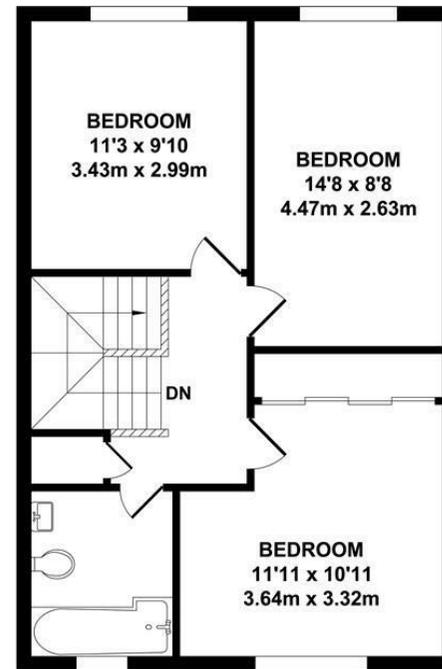
In summary, this semi-detached home on Sherbourne Close presents an exceptional opportunity to secure a spacious, well-located property. With its flexible bedrooms, inviting reception space, off-road parking with garage, and charming garden, it perfectly combines comfort, practicality, and convenience in a sought-after residential area.

- 3 Double Bed Semi-Detached
- **\*\*SOLD CHAIN FREE\*\***
- West Facing Garden
- Cul-De-Sac Position
- Off-Road Parking
- Bright Reception Room
- Close to Transport Links
- Potential to Extend [Subject to Planning]
- Excellent Commuter Links
- Viewing Highly Recommended





GROUND FLOOR  
APPROX. FLOOR AREA  
569 SQ.FT.  
(52.86 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR AREA  
536 SQ.FT.  
(49.76 SQ.M.)

TOTAL APPROX. FLOOR AREA 1105 SQ.FT. (102.62 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		

England & Wales EU Directive 2002/91/EC





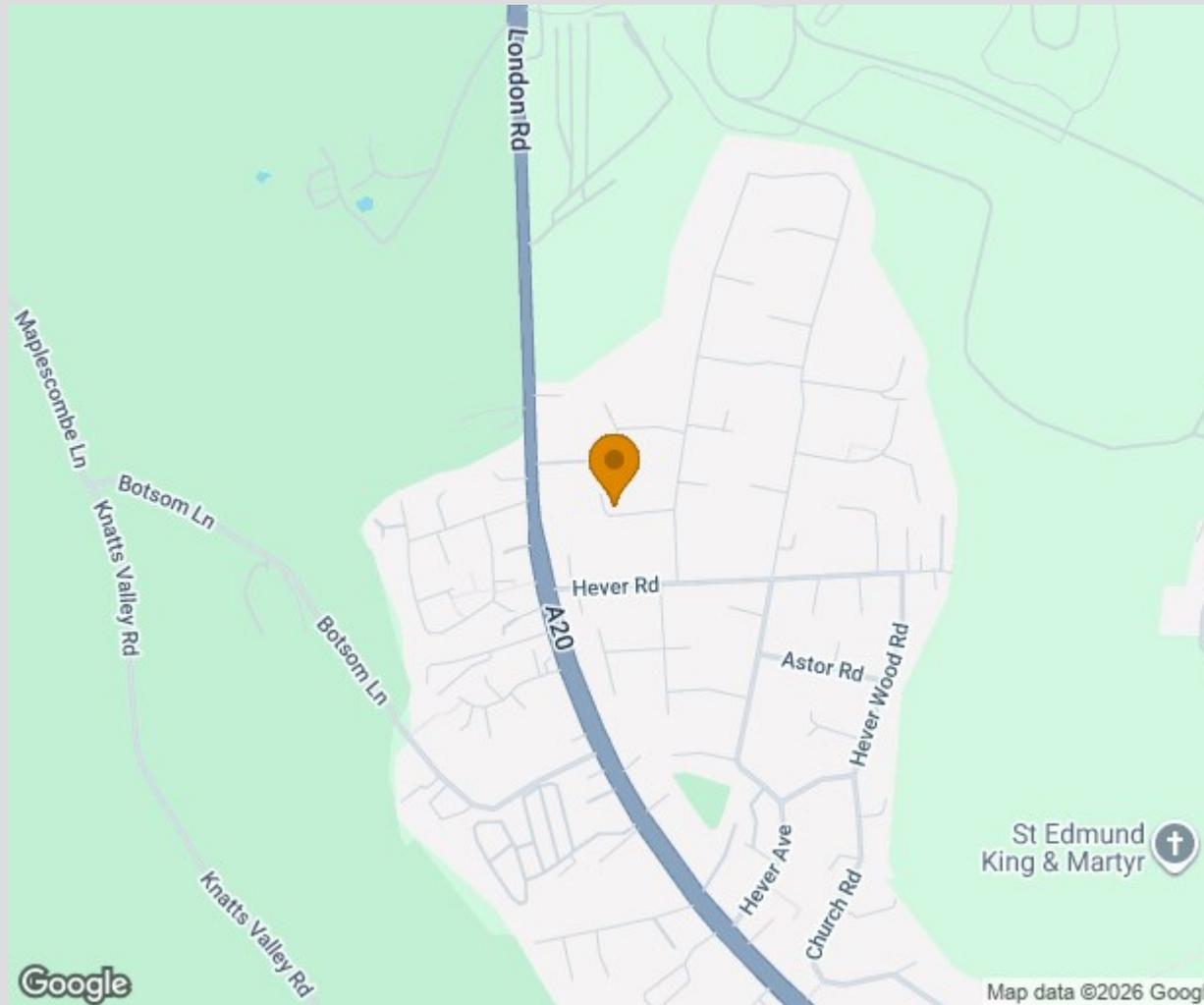
## Location Map

Tenure: Freehold

Council tax band: D

AML Borough Green

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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