



Beautifully presented three bedroom semi detached house in the sought after village of Chipstead

**£675,000**    **Freehold**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT



# Homedean Road, Chipstead



Bedrooms: 3



Bathrooms: 1



Receptions: 3

- Beautiful garden with hot tub
- Electric car charger
- Garage & Parking
- Covered storage area
- Potential to extend STPP
- Large fully boarded loft
- Working fireplace



Beech Corner is situated in the popular village of Chipstead, within walking distance of 2 good primary schools.

## ACCOMMODATION

The property is presented and maintained to a very high standard. Entrance hallway with storage. Main reception room with exposed brick fireplace leading through to dining room. Conservatory with doors to the garden. Modern kitchen with fitted units and utility cupboard. Stairs to the first floor landing. Two double bedrooms and one single room. Bathroom with free standing roll top bath, walk in shower, basin and toilet. Large, fully boarded loft.

## OUTSIDE

Beautiful sunny garden with decking area and lawn. Hot tub area with decking and shed with power supply. Driveway parking for two vehicles with electric car charger, additional parking available in lay by in front of house. Covered storage area and side access. Single garage en bloc.

## UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

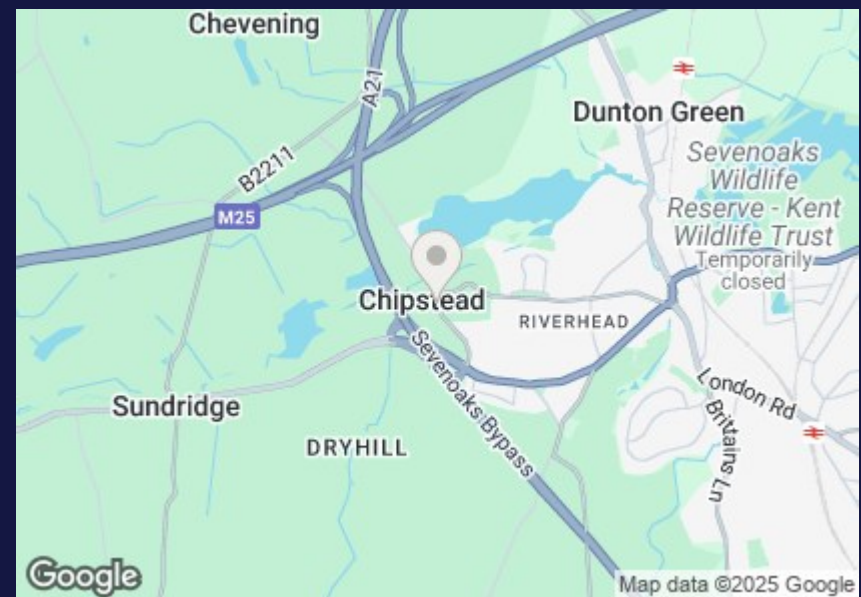
Heating: mains gas

Local authority: Sevenoaks District Council

Council Tax Band: E

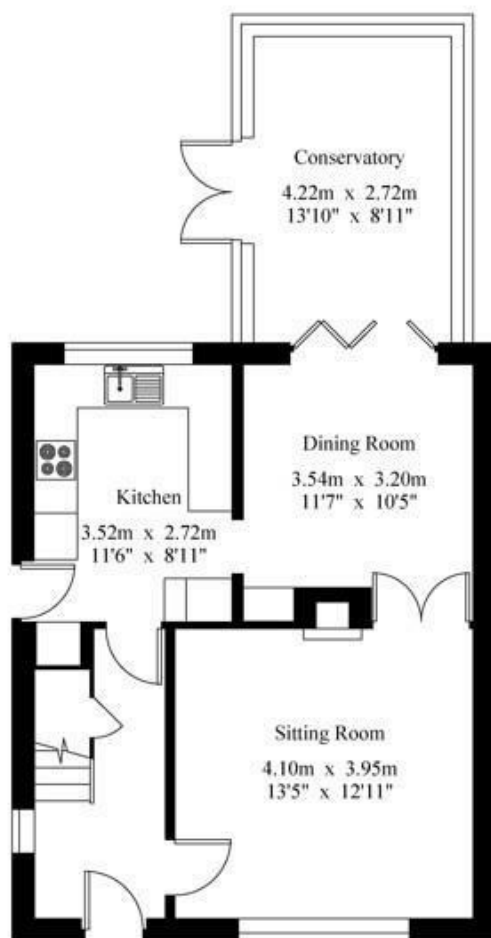






Driving down Homedean Road from the A25 the house will be on your left as you pass Moat Close. There is a driveway and parking on the street and it is the house with the pink door.

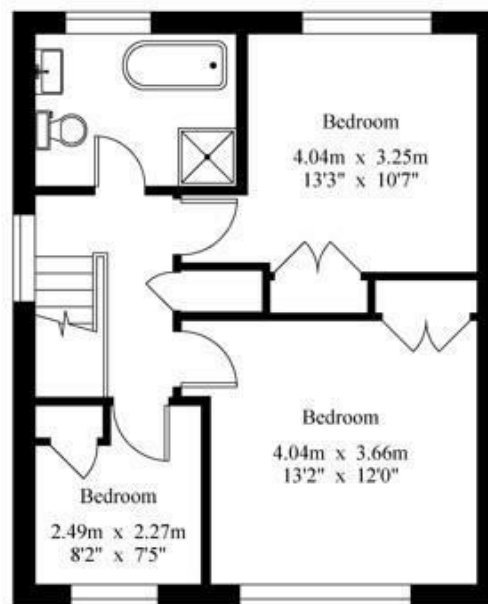




Ground Floor

## Beech Corner

House - Gross Internal Area : 105.0 sq.m (1130 sq.ft.)  
Garage - Gross Internal Area : 13.3 sq.m (143 sq.ft.)




First Floor



For Identification Purposes Only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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