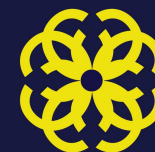




Beautifully presented and recently built three bedroom property located in the village of Chiddingstone Causeway and within half a mile of Penshurst Station.

**£575,000**    **Freehold**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT



## Camp Hill, Chiddingstone Causeway, Tonbridge



Bedrooms: 3



Bathrooms: 2



Receptions: 1

- CHAIN FREE
- Excellent Energy Rating C
- 6 year NHBC guarantee
- Parking with electric charging
- 3.2 miles to H'boro Train Station
- Modern & well presented
- Integrated appliances
- Secure enclosed rear garden



Built in 2021 by Canham Homes, a beautifully presented 3 bedroom semi detached house situated in a pretty village location surrounded by stunning scenery. The property is 3.2 miles from Hildenborough Station which offers a 38 minute service to Charing Cross.

### ACCOMMODATION

Ground Floor: Front door into entrance hallway. Downstairs WC. Reception room with lounge and dining areas, understairs cupboard and double doors to garden. Open plan to modern fitted kitchen with wall and base units, integrated oven and hob, washing machine, slimline dishwasher, fridge freezer & extractor fan.

First Floor: Stairs to landing, master double bedroom with built in wardrobes and ensuite shower room. Second double bedroom, third single bedroom. Main bathroom with modern white suite comprising panelled bath with shower over, WC and basin unit.

### OUTSIDE

Rear garden mainly laid to lawn, patio and shed. Side access to parking area. Lawn and paved path towards the front. Allocated parking spaces for two vehicles. Electric vehicle charging point.

NHBC: 10 year guarantee issued 25.03.2021

### UTILITIES & KEY INFORMATION

Mains electricity/water/sewerage

Heating: Calor gas

Local authority: Sevenoaks District Council

Council Tax Band: E

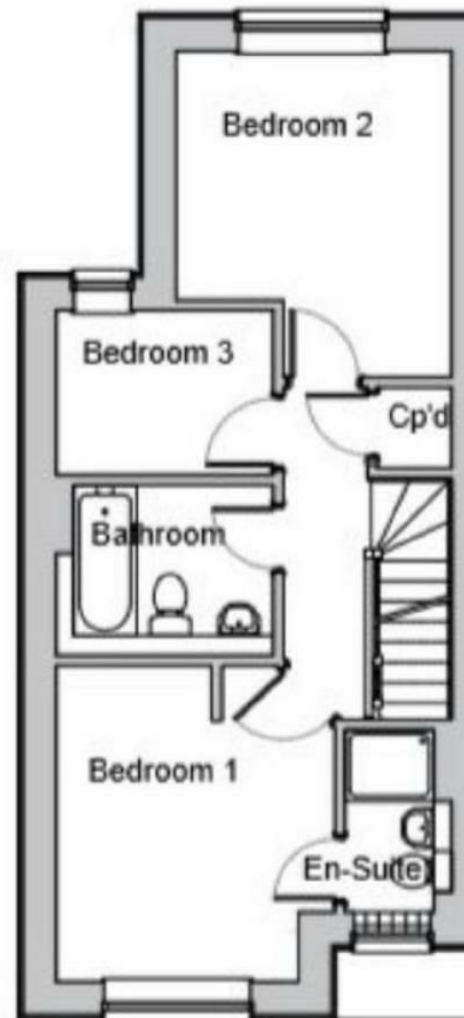
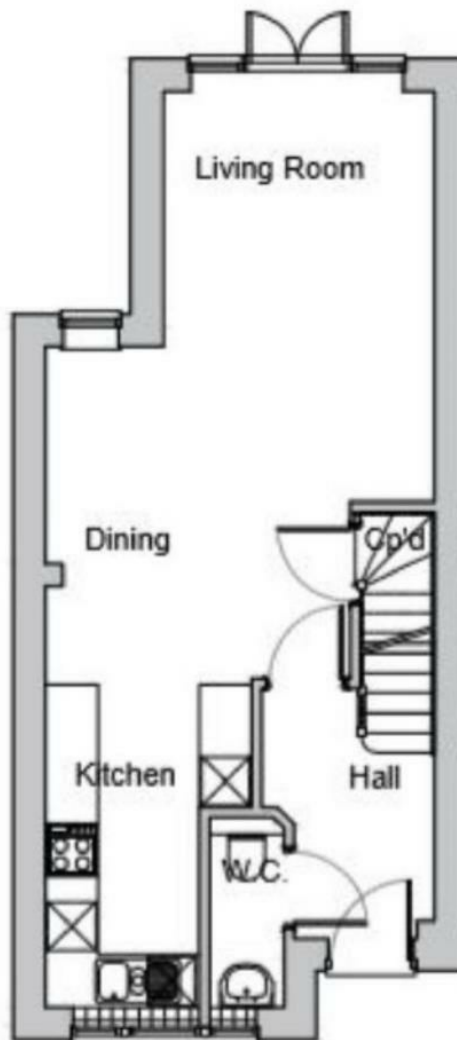
Special Note: A Director of Cavendish has a personal connection to the owner of this property.






Coming along the B2027 westbound, turn right into Camp Hill. The property is located approximately 350 yards along Camp Hill on the right hand side. There is a parking area on the right as you turn into the driveway.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>77</b>
(55-68) <b>D</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 	



**CAVENDISH**  
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2 - 3 The Shambles  
 Sevenoaks  
 Kent  
 TN13 1LJ  
 01732 464498  
 mail@cavendish.pro  
 www.cavendish.pro