



Mandalay Romney Street

Sevenoaks, TN15 6XR Freehold



Price Guide £765,000

This deceptively spacious three bed detached chalet bungalow is located on top of the Downs a couple of miles away from Eynsford and Otford hidden away in a small rural hamlet set among a picturesque rural farmland backdrop and enjoys fantastic panoramic views over surrounding countryside.

Overview

- Rural location with stunning views
- Popular hamlet of Romney street
- Detached family home
- Immaculate condition
- Three double bedrooms
- Kitchen/diner & Utility
- Large reception with Ingle nook fire place and stove
- Family bathroom & ensuite
- Large gated drive with parking
- Good size garden with outbuilding



Property Description

A modern detached chalet bungalow with a versatile layout with an emphasis on light and space. The property is located in a semi rural area away from traffic in a hamlet on top of the North Downs with far reaching views to the rear and to the front. The property is tastefully decorated throughout and has been improved by the current owners. As you can see from the floor plan and the photos the property offers space for all the family and modern comforts are catered for and fixtures include shutters and anitco flooring. The ground floor welcomes you with a great size entrance hall way that leads this to large reception room with feature fire place and stove. This room is open plan to conservatory which is enjoyed all year with stunning views of the garden and beyond. To the front is the kitchen/diner. The Bespoke Neptune kitchen comes complete with integrated appliances including Neff double ovens, microwave, Fridge-Freezer and a Bosch dishwasher. Just off the kitchen is the utility room that has been fitted to the same standard. Bedroom three is found on the ground floor like the reception enjoys views of the garden and the downs. This has ensuite access to the the family bathroom with its jack and Jill entrance.



Like the ground the well appointed finish continues with the first floor. The principle bedroom is a great size and comes with an ensuite shower room, a full range of fitted wardrobes and has the added benefit of a Juliet balcony, so you can continue to enjoy the views. The second bedroom is also of good per-portion and like the main has a good range of fitted wardrobes.

Outside the rear garden comprises a raised patio and a large area of lower lawn with open views. There is a large storage/garden cabin and side access to front from both sides of the property. The front garden is approached through a five bar gate and leads to a car parking and turning area.

Location

The semi-rural area of Romney Street. The historic hamlet has been a settlement since Roman Times, sitting high on the hill in the north downs which gives easy access to all the local historic villages of Farningham, Eynsford, Shoreham, Otford and Kemsing and a short 3 mile drive to Sevenoaks town centre. For those that love to ramble and stop for a pint all these villages are accessible via public footpaths which take in the beautiful and outstanding local countryside. Today the quiet hamlet of Romney Street consists of a handful of private houses .

Further amenities can be found in nearby Sevenoaks where

there is shopping, restaurants and a wealth of educational facilities. Otford station has rail links to London Victoria/Blackfriars, whilst Sevenoaks has fast and frequent commuter services to Charing Cross and Cannon Street.

Viewing Arrangements

Strictly by prior appointment with Kings.

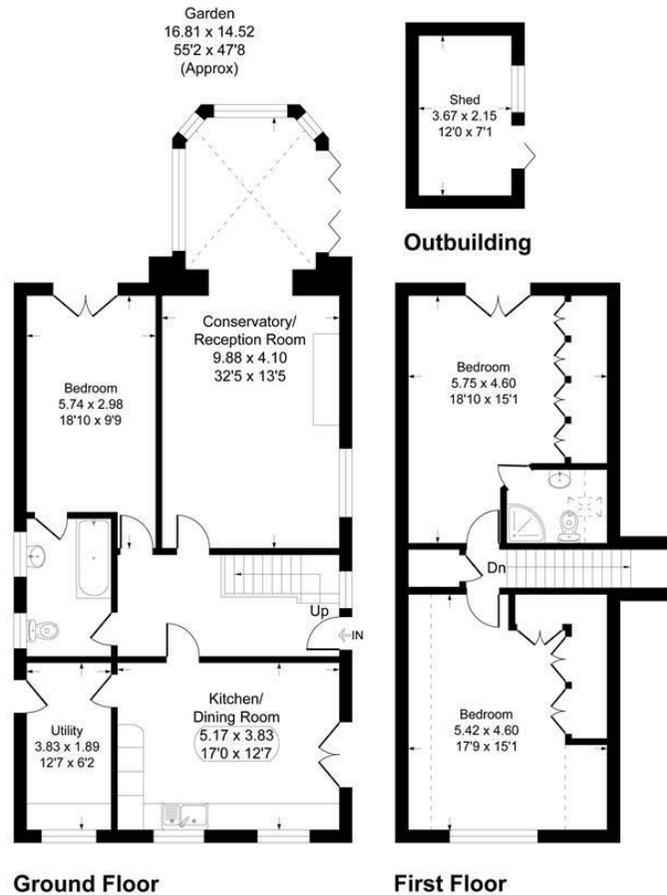
Property Information

The property is connected to mains electric, and water. Oil central heating and the build is of a standard construction. The Local Authority is Sevenoaks discrit council. The council tax band is F. EPC rating of D



Mandalay, Romney Street, TN15

Approximate Gross Internal Area
158.8 sq m / 1710 sq ft
Shed = 7.8 sq m / 85 sq ft
Total = 166.6 sq m / 1795 sq ft



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Kings gives notice that: 1 These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2 These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3 The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4 It should not be assumed that the property has all necessary planning, building regulation or other consents. 5 We have not tested any services, appliances or fittings. 6 Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property

51 Western Road, Borough Green, Kent, TN15 8AN
T: 01732 885585

boroughgreen@kings-estate-agents.co.uk

kings-estate-agents.co.uk

