



**\*\* THIS PROPERTY IS OF CONCRETE CONSTRUCTION - as a non-standard form of construction, buyers should seek advice from their mortgage broker as to their ability to secure any mortgage required prior to viewing \*\***

Set at the far end 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 (0.4 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, covered in a pebbledash exterior, the well presented and planned accommodation currently comprise an entrance porch, entrance hall, sitting room sharing a semi open plan relationship with the dining room, kitchen, three first floor bedrooms and the modernised shower room. Additional benefits include double glazed windows and doors, an oversized detached garage with driveway parking for two cars and a 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.

## 26 Bullfinch Dene

Riverhead, Kent, TN13 2BA Freehold



Guide Price £395,000

### **ENTRANCE PORCH**

Double glazed front entrance door with accompanying double glazed windows to front and each side.

### **ENTRANCE HALL**

Welcoming entrance hall has multi pane door to front, parquet wood flooring, stairs to first floor landing with useful understairs storage recess and doors off.

### **SITTING ROOM**

Double glazed window to rear with delightful aspect over the garden, radiator, fitted carpet, coved ceiling, electric fireplace with hearth and surround as the focal point for the room, built in storage unit with shelving to left hand chimney breast recess. Open archway shared with dining room giving a social open plan feel.

### **DINING ROOM**

Double glazed window to front, radiator, coved ceiling, fitted carpet and open archway shared with sitting room giving a social open plan feel.

### **KITCHEN**

Double glazed door to rear providing direct access to the garden, accompanying double glazed window to side, radiator, vinyl flooring, door to tall storage cupboard and half doors to under stairs storage cupboard. Series of storage base units set with roll top work surfaces incorporating stainless steel sink unit and drainer, integrated cooker with four ring electric hob and space / plumbing for washing machine.

### **FIRST FLOOR LANDING**

Double glazed window to side, access hatch to loft, fitted carpet and doors off to all rooms.

### **BEDROOM ONE**

Double bedroom with double glazed window to front, radiator, coved ceiling and fitted carpet.

### **BEDROOM TWO**

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

### **BEDROOM THREE**

Good single bedroom has double glazed window to front, radiator, coved ceiling and fitted carpet.

### **SHOWER ROOM**

Recently modernised the shower room is dual aspect with double glazed windows to rear and side, radiator, tile effect flooring and half tiled walls to dado height. Contemporary suite comprises full size step in shower cubicle, close coupled WC and wash basin set in vanity surround with integrated storage cupboards beneath.

### **GARAGE & PARKING**

Oversized single garage is detached with electrically operated metal up and over door to front, double glazed side door provides access to / from the garden and there is a double glazed side window, power and light connected. To the front of the garage is a block paved driveway for two cars.

### **GARDEN**

The delightful rear garden is a genuine feature of the property and is set within a neatly fenced perimeter with side access gate between the garage and property allowing access to / from the driveway at the front. The garden is level with an extensive paved patio, providing an ideal sitting out / entertaining space, next to the lawned garden area with its perimeter flower / shrub border.

### **ADDITIONAL INFORMATION**

Property is Freehold

Council Tax Band A

Property is Concrete Construction with Pebbledash Exterior



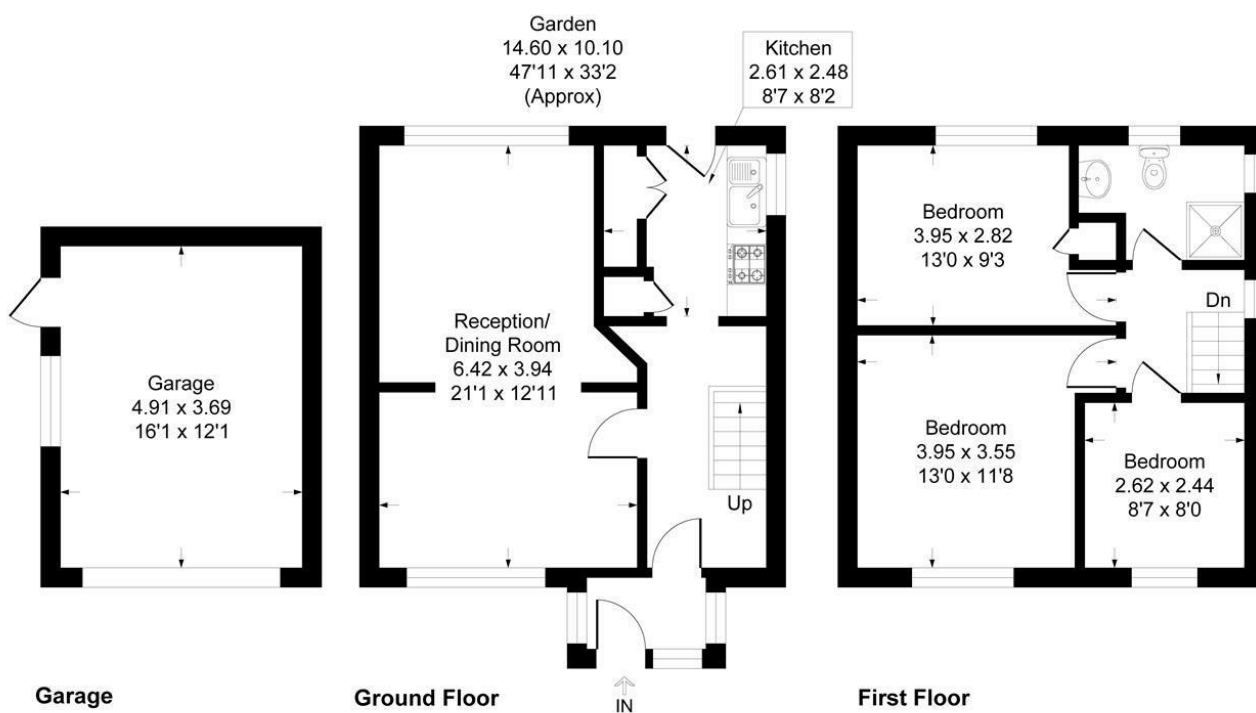


## Bullfinch Dene, TN13

Approximate Gross Internal Area 78.4 sq m / 845 sq ft

Garage = 18.1 sq m / 195 sq ft

Total = 96.6 sq m / 1040 sq ft



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.  
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