



Kings are delighted to bring to the market this well presented, semi detached bungalow in a small cul-de-sac in the popular Riverhead area. Internally the property comprises two bedrooms, kitchen, sitting room, dining room, shower room and WC.

There are numerous local amenities including various shops, cafes, pubs and restaurants. Tesco Superstore is also nearby. Riverhead contains Amherst Primary School and Riverhead Infants School.

The property is about one mile to Sevenoaks mainline station where it takes approximately 32 minutes to Cannon Street/London Bridge/Charing Cross. It is also served by four main bus routes linking the village with Sevenoaks town. The M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, Channel Tunnel and the Dartford River Crossing.

Sevenoaks Town Centre is 1.7 miles from the property and has an abundance of small independent speciality shops, boutiques, public houses and restaurants. Knole Park is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. In addition, the Sevenoaks area offers an excellent selection of schools such as Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge. Skinners' School, Tunbridge Wells, Trinity School and Knole Academy, Walthamstow Hall, Solefields, Sevenoaks Prep, Granville, New Beacon, St Michael's, Russell House, Sevenoaks School and Radnor House.

ENTRANCE HALL

UPVC double glazed entrance door, carpet as laid, radiator, airing cupboard containing water tank.

SHOWER ROOM

Vinyl flooring throughout, tiled walls throughout, extractor fan, hand wash basin, low level wc, double glazed window to side aspect, walk in shower with sliding door and hand rail, radiator, towel rail.

SITTING ROOM

Carpet as laid, corner fireplace as the focal point for the room, radiator.

DINING ROOM

Carpet as laid, radiator, serving hatch into kitchen, double glazed French doors to rear garden.

KITCHEN

Integral worktops, cupboards and drawers. Space for fridge freezer and cooker, sink and drainer with mixer tap, space for washing machine, part tiled walls, vinyl flooring throughout, double glazed window to rear aspect, storage cupboard housing boiler and consumer unit.

WC

Toilet, hand wash basin, radiator.

BEDROOM ONE

Double bedroom with carpet as laid, radiator, double glazed bay window to front aspect.

BEDROOM TWO

Carpet as laid, radiator, double glazed window to front aspect.

REAR GARDEN

Predominantly laid to lawn, patio area, surrounding shrubbery and trees run along rear boundary, two storage sheds, side access to driveway and front.

FRONTAGE

Driveway for two cars and lawn as laid.

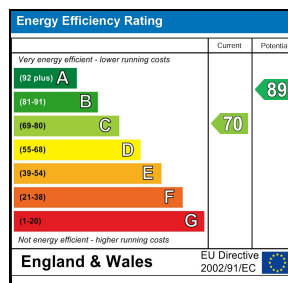
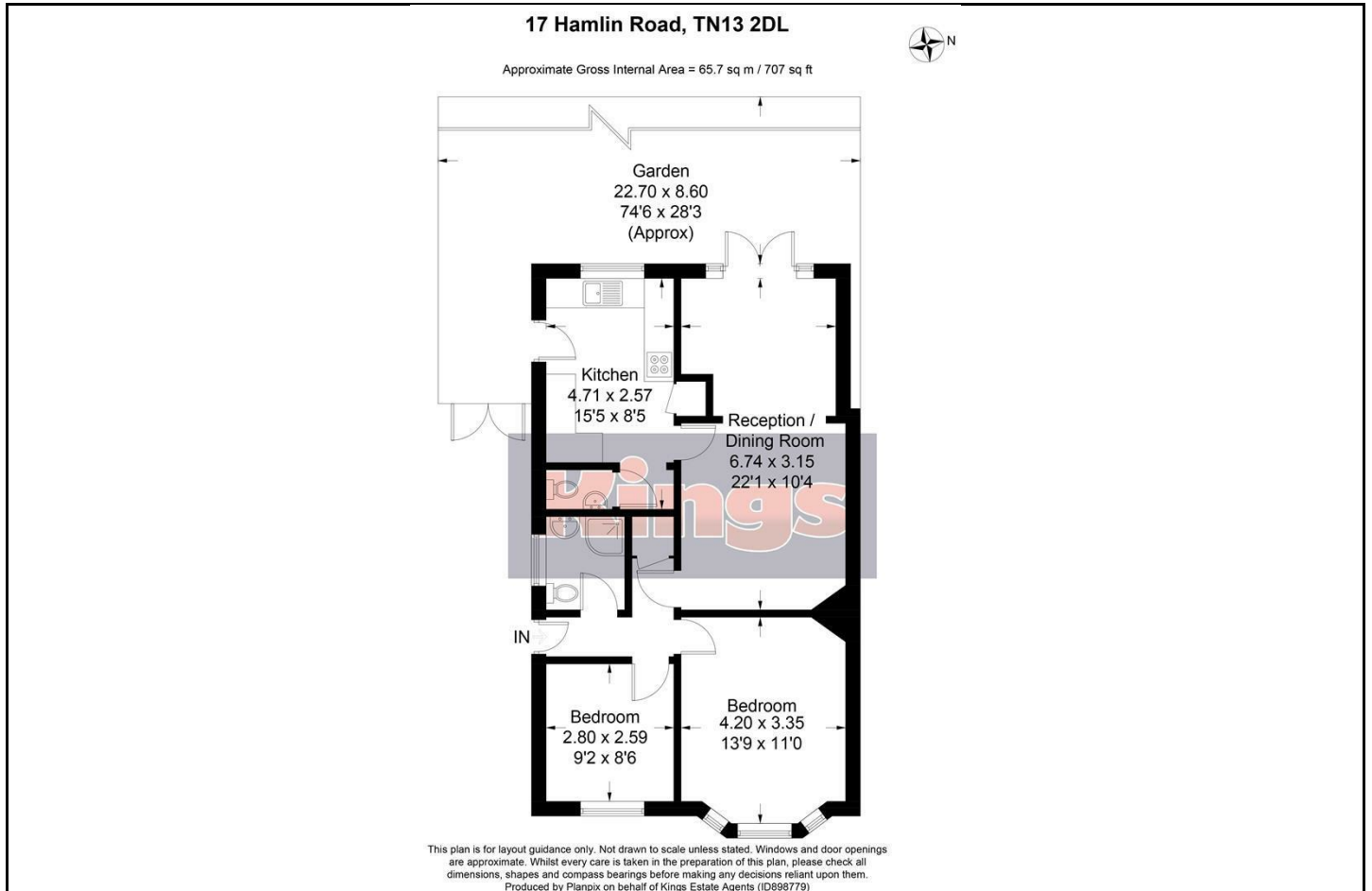
OTHER INFORMATION

COUNCIL TAX: Band D.

TENURE: Freehold.



ENERGY PERFORMANCE GRAPH AND FLOORPLAN



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