



A most comprehensive three bedroom semi detached family home, forming part of a highly desirable cul-de-sac location, with delightful views over the central green. Boasting an enviable elevated position, the property is within easy walking distance of the well thought of Seal Primary School and easily accessible to a trio of excellent secondary schools (Trinity, Weald Girls Grammar and Tunbridge Wells Boys Grammar Schools) just 1 mile away. In addition to the selection of local village stores, the neighbouring town of Sevenoaks offers a wide array of all shopping, social and leisure facilities, as well as providing fast and frequent commuter links to London Bridge / Charing Cross in less than thirty minutes.

Considered to be very well presented throughout, the generously proportioned accommodation currently comprises a welcoming entrance hall, large reception with direct garden access, fitted kitchen with utility room, study and ground floor wc off. To the first floor there are three bedrooms (each with built in storage) and the family bathroom, while there is also a spacious loft. Additional benefits include double width driveway parking to the front and a delightfully landscaped rear garden with a full width garden room. The property also has MCS certified solar panels. Your early internal viewing comes highly recommended in order to fully appreciate all this wonderful semi detached home has to offer.

26 Zambra Way

Seal, Sevenoaks, Kent, TN15 0DJ Freehold



Price Guide £600,000

GROUND FLOOR

Entrance porch

Tiled floor and walls, UPVC front door with double glazing either side to front aspect, double glazing to side aspect, entrance door to..

Hallway

Amtico flooring as laid, radiator, double glazing to side aspect, follows into kitchen.

Sitting room/dining area

Luxury vinyl flooring as laid, double glazing to front aspect, double glazed french doors with glazing either side to rear aspect, original central fireplace with authentic log burner.

Kitchen

Amtico flooring as laid, tiled walls, double glazing to rear aspect, range of cupboards & drawers, worktop, sink with quooker tap and food waste disposal unit, integrated oven and microwave/grill combo with "slide & hide" doors, five burner induction hob with overhead extractor unit, integrated fridge, integrated dishwasher.

Utility area

Flooring as laid, double glazed upvc door to rear aspect, Space for white goods and storage.

Study

Flooring as laid, radiator, double glazing to front & side aspect, overhead electric airing unit.

Cloakroom

Wc, wash hand basin.

FIRST FLOOR

Landing

Carpet as laid, double glazing to side aspect, access to loft.

Bedroom one

Vinyl flooring as laid, double glazing to front aspect, radiator, integrated sliding wardrobe, air conditioning unit (warm & cold air).

Bedroom two

Carpet as laid, double glazing to rear aspect, radiator, integrated wardrobe, air conditioning unit (cold & warm air)

Bedroom three

Flooring as laid, double glazing to front aspect, integrated sliding wardrobe, integrated desk, air conditioning unit (warm & cold air).

Bathroom

Tiled floor as laid, tiled walls throughout, double glazed opaque window to rear aspect, walk in shower with rainforest and handheld hose, radiator, wc, wash hand basin with mixer tap and under cupboard, bath.

EXTERNALLY

Lean to

Running power with electric security doors to front and rear, double glazing to rear aspect.

Rear garden

Two tier garden with fenced parameter, timber gazebo with space for bbq, patio as laid, steps to lawn as laid, graveled base for furniture or trampoline.

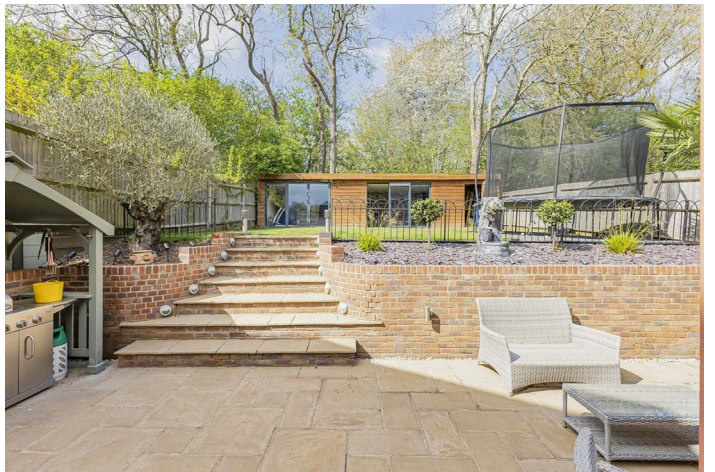
Outbuilding/studio

Flooring as laid, double glazed bifolds across in two parts, storage cupboard, running power, built in surround sound system, integrated self contained shed.

Front driveway

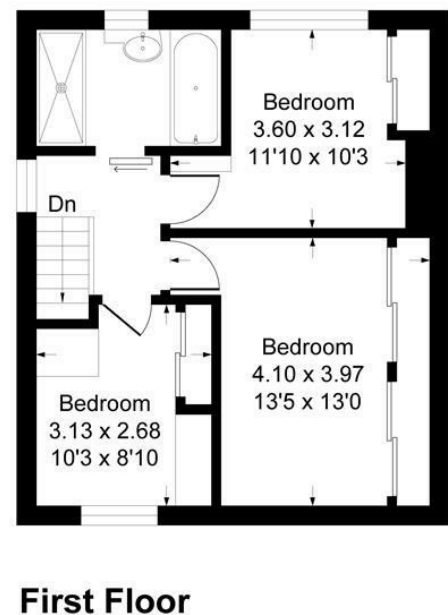
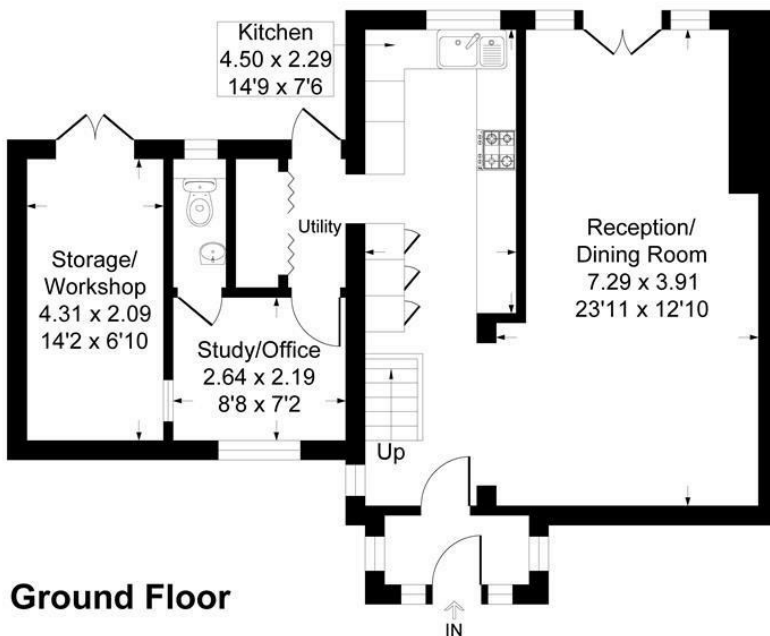
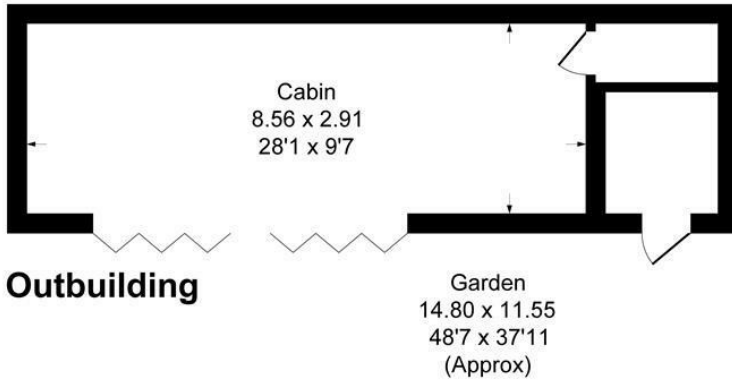
Comprises outdoor utility cupboard with working shower and sink which is contained in a secure timber framed shelter. More timber framed storage also, and front access to the lean to via electronic door. The driveway can park up to three cars (approx).





Zambra Way, TN15

Approximate Gross Internal Area
 103.1 sq m / 1110 sq ft
 Outbuildings = 39.7 sq m / 428 sq ft
 Total = 142.8 sq m / 1538 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.
 Produced By Planpix

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