



Forming part of a contemporary mews style setting, located in a semi rural enclave within the sought after village of Seal is this stunning three double bedroom end-of-terrace family home. Only a short drive from Seal's local amenities are a wide array of all shopping, social and educational facilities available in the neighbouring town of Sevenoaks, including mainline rail links to London in approximately thirty minutes. This unique property is presented to a good standard throughout, the light and spacious, well planned accommodation comprises a welcoming entrance hall, sitting room with direct garden access, dining room, comprehensively equipped kitchen / dining area, utility room, master bedroom en-suite, two further double bedrooms, family bathroom and ground floor cloakroom. Externally the property boasts parking for two cars (under cover in the open car barn) as well as a charming rear garden with sunny aspect and delightful far reaching views over the surrounding fields. Your early inspection comes highly recommended in order to fully appreciate this well appointed family home and its unique semi-rural setting.

## 3 Childsbridge Farm Place

Seal, TN15 0FR Freehold



£625,000

## GROUND FLOOR

### Entrance Hall

Flooring as laid, double glazed front door, radiator, understairs storage cupboard, storage cupboard.

### Cloakroom

Flooring as laid, radiator, wc, wash hand basin.

### Kitchen Diner

Flooring as laid, double glazing to front aspect, part tiled walls, worktops integrated with cupboards and drawers, sink and drainer, four burner gas stove with overhead extractor unit, electric fan oven and grill, space for american style fridge freezer, integrated dishwasher.

### Utility Room

Flooring as laid, double glazing to front aspect, worktop with sink and drainer, part tiled walls, storage cupboard, boiler, space for a range of white goods.

### Living & Dining Room

Flooring as laid, 2 x radiators, double glazing to side and rear aspects, double glazed french doors to rear aspect, central fireplace feature.

## FIRST FLOOR

### Landing

Carpet as laid, radiator, double glazing to front aspect, cupboard containing water tank.

### Bedroom

Flooring as laid, radiator, skylight windows to rear aspect.

### Bedroom

Carpet as laid, integrated vanity unit and storage, integrated wardrobes, double glazed doors to juliet balcony with front facing aspect.

### Family Bathroom

Flooring as laid, separate panelled bath and walk in shower, wash hand basin, wc, towel radiator.

## SECOND FLOOR

### Landing

Carpet as laid, access to loft space.

### Master Suite

Carpet as laid, radiator, Keylite skylight windows to side aspect, eaves storage, large storage cupboard.

### En Suite

Flooring as laid, part tiled walls, walk in shower, wash hand basin, wc, towel radiator.

## EXTERNALLY

### Parking

The property benefits from parking located directly outside of the property in way of a carport with two spaces.

### Rear Garden

The private rear garden boasts a pleasant backdrop of the fields beyond, artificial lawn as laid with surrounding flower beds and a patio with side access.

### ADDITIONAL INFORMATION

There is a service charge made payable bi-annually to HML Property Management LTD for the sum of £628.34 currently.









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4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

