



A two bedroom, semi detached period cottage in need of modernisation, located in the heart of the sought after village of Sundridge. The cottage is within walking distance of the village store (Premier supermarket), White Horse public house / restaurant (0.2 miles) and the Sundridge & Brasted C of E Primary School (0.5 miles). A wider array of all shopping, social and leisure facilities are available in the neighbouring town of Sevenoaks, including beautiful Knole Park. Commuting links are available via both the nearby motorway networks, as well as Sevenoaks mainline rail station providing fast and frequent links to London Bridge / Charing Cross in less than thirty minutes.

Offered with the benefit of no chain, this home is viewed as a project and is perfect for a buyer looking to put their own stamp on a property. Internally the cottage comprises entrance hall, sitting room, kitchen diner, study, utility room and ground floor cloakroom; to the first floor there are two bedrooms and a family bathroom. Externally the property benefits from an extensive rear garden stretching to approximately 148ft in length, a detached self contained garage and a driveway for up to five cars. Your internal viewing via the sole selling agent comes highly recommended in order to fully appreciate all this charming cottage, and its potential, has to offer.

149 Main Road

Sundridge, Sevenoaks, TN14 6EH Freehold



2



1



1



E

Offers In Excess Of £425,000

ENTRANCE HALL

Wood front door, carpet as laid, stairs to first floor, doors to kitchen and sitting room.

SITTING ROOM

Carpet as laid, radiator, double glazed window to front and side aspect, fireplace with electric burner style fire with as the focal point of the room, integrated shelving and cupboards either side of the chimney breast.

KITCHEN/DINER

Range of wall and base units with work surfaces over, four burner gas hob, oven and grill, stainless steel sink and drainer with mixer tap, single fridge, wall mounted boiler, part tiled walls, radiator, fitted carpet, understairs storage cupboard, leads through to study/storage room.

STUDY/STORAGE ROOM

Carpet as laid, integrated shelving, single glazed window to side, door to ground floor cloakroom and side door leads to utility lean to.

GROUND FLOOR CLOAKROOM

Part carpet, part tiled floor, localised wall tiling, wc, wash hand basin, integrated shelves, opaque single glazed window to rear.

UTILITY LEAN TO

Tiled floor as laid, water connections for washing machine, socket points for utilities, surrounding single plain windows and rear door providing access to rear garden and driveway / garage.

FIRST FLOOR LANDING

Carpet as laid, access to loft, doors to bedrooms and bathroom.

BEDROOM ONE

Carpet as laid, radiator, double glazed window to side and front aspect, integrated wardrobe.

BEDROOM TWO

Carpet as laid, radiator, double glazed window to rear aspect, integrated airing cupboard, integrated wardrobe.

BATHROOM

Carpet tiles as laid, radiator, wash hand basin with tiled surround, wc, panelled bath with shower and screen, integrated shelves, opaque double glazed window to rear.

REAR GARDEN

Rear garden set with a fenced perimeter, lawn as laid with shrub borders, storage shed, driveway parking for up to five cars, leads to garage.

GARAGE

Detached self contained garage with metal up and over door, power and light.

OTHER INFORMATION

Tenure - Freehold.

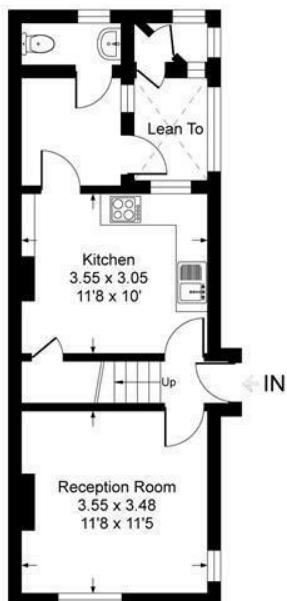
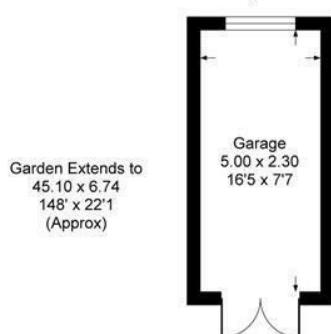
Council Tax - Band D.



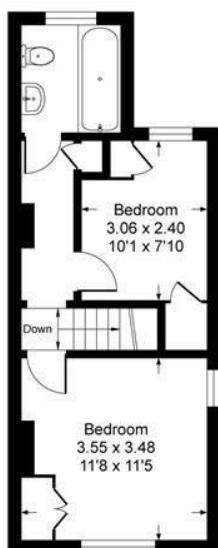


Main Road, TN14

Approximate Gross Internal Area = 65 sq m / 699 sq ft
Approximate Garage Internal Area = 12 sq m / 124 sq ft
Approximate Total Internal Area = 77 sq m / 823 sq ft
(excludes lean to)



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

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

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

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

