



A spacious three / four double bedroom link detached family home forming part of a popular cul-de-sac position in the ever popular village of Halstead, which has a range of amenities including the local stores and tea room, primary school (0.3 miles), Toby Carvery (1.4 miles) and Polhill Garden Centre (1.5 miles). A wider array of all shopping, social, leisure and educational facilities can be found in the neighbouring town of Sevenoaks. There are excellent commuting links via the M25 motorway network, or via Knockholt mainline rail station (1.3 miles), with fast and frequent services also available direct to London from both the neighbouring towns of Sevenoaks and Orpington.

The well arranged and deceptively generous accommodation currently comprises entrance hall with ground floor WC off, sitting room, separate dining room located next to the fitted kitchen, office / bedroom four, spacious conservatory addition, three first floor double bedrooms and both the family bathroom and en-suite shower room. Additional benefits include the attached garage with driveway parking for one car to the front, and the private rear garden. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

## 29 Clarks Lane

Halstead, Kent, TN14 7DG Freehold



Offers Over £600,000

## **ENTRANCE HALL**

Double glazed front entrance door with accompanying opaque double glazed window to front, radiator, fitted carpet, doors to two separate hall storage closets and further doors off.

## **GROUND FLOOR WC**

Opaque double glazed window to front, dado rail, white suite comprising low level WC and wash basin with tiled splashback and integrated storage cupboard beneath.

## **SITTING ROOM**

Dual aspect reception room has double glazed window to rear and window to side, double radiator, parquet wood flooring, feature exposed brick chimney breast with inset coal effect gas fire and tiled hearth as the focal point for the room. Glazed door provides access through to office / bedroom four.

## **DINING ROOM**

Window to rear, double radiator, fitted carpet, staircase ascending to first floor, open archway through to adjoining kitchen and glazed doors providing access to both the sitting room and conservatory.

## **KITCHEN**

Double glazed window to front, double radiator, attractive wood flooring, localised wall tiling and kitchen comprising an extensive series of matching wall and base units set with roll top work surfaces incorporating a one and a half bowl stainless steel sink unit and drainer. Integrated oven accompanied by four ring gas hob and overhead extractor, space for tall fridge freezer and plumbing for washing machine / dishwasher.

## **OFFICE / BEDROOM FOUR**

Double glazed window to front, double radiator, fitted carpet, built in office workstation with base storage units and display shelving.

## **CONSERVATORY**

Spacious conservatory addition has a vaulted roof complete with ceiling fan / light, double glazed panels to two sides with accompanying double glazed doors providing direct access to the garden from both the rear and side, tiled flooring.

## **FIRST FLOOR LANDING**

Opaque double glazed window to side, fitted carpet, coved ceiling, overstairs storage cupboard, doors to an extensive series of full height built in storage cupboards and doors to all rooms.

## **BEDROOM ONE**

Substantial dual aspect master bedroom has double glazed windows both front and rear, double radiator,

fitted carpet, TV point, series of built in wardrobe fittings with matching over bed storage cupboards and twin bedside tables. Door to walk in dressing closet with shelved storage and hanging rail, further door provides access to the en-suite shower room.

## **EN-SUITE SHOWER ROOM**

Modernised en-suite shower room has opaque double glazed window to front, heated towel rail, tiled flooring and a contemporary white suite comprising oversized step in shower cubicle with fully tiled surround, concealed flush WC and wash basin set in vanity surround with useful integrated storage cupboards.

## **BEDROOM TWO**

Dual aspect double bedroom has double glazed windows to rear and side, double radiator, fitted carpet and a full series of built in wardrobe fittings with sliding mirrored fronts.

## **BEDROOM THREE**

Double bedroom has double glazed window to front, radiator and fitted carpet.

## **FAMILY BATHROOM**

Ceiling light pipe, radiator, tiled floor and fully tiled walls, suite comprising panel bath with telephone style shower attachment, close coupled WC and pedestal wash basin.

## **GARAGE & PARKING**

Single garage has metal up and over door to front with double glazed window and door to rear providing access to / from the garden, power and light connected, driveway parking for one further car in front of the garage.

## **GARDENS**

The private rear garden is of Westerly aspect and is mainly laid to lawn set within a neatly fenced perimeter, there is also a paved patio terrace, which is ideal for sitting out and entertaining. There are a number of mature trees and shrubs providing a high degree of privacy to the borders, access door to the rear of the garage, external power supply.

## **ADDITIONAL INFORMATION**

Property is Freehold  
Council Tax Band E

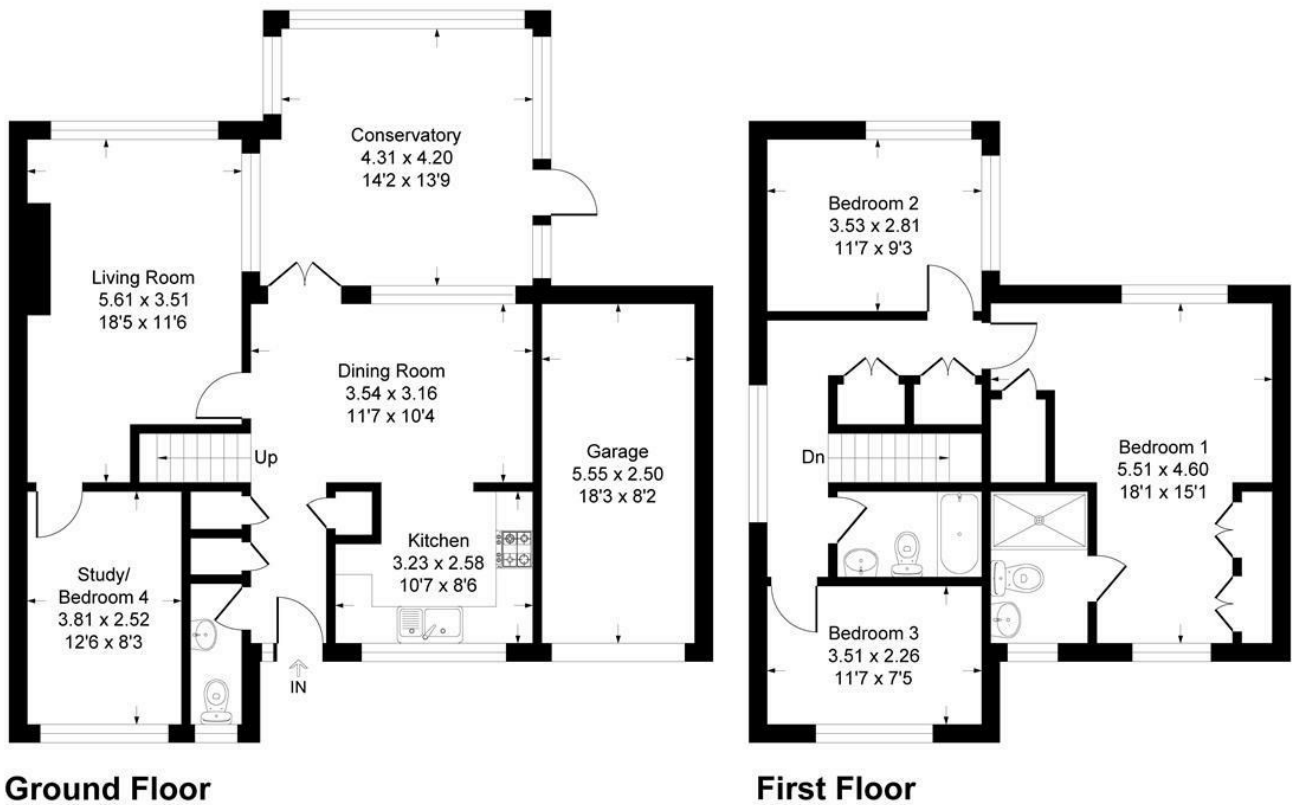




# Clarks Lane, TN14

Approximate Gross Internal Area 139.8 sq m / 1506 sq ft  
Garage = 13.8 sq m / 149 sq ft  
Total = 153.6 sq m / 1655 sq ft

Garden  
12.00 x 10.00  
39'4 x 32'10  
(Approx)



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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