



A unique, split-level three bedroom detached family home located at the summit of Middlings Rise, a quiet and scenic cul de sac situated off Brittain's Lane, Sevenoaks. Set 1.2 miles from Sevenoaks Train Station providing fast and regular links to London in under 25 minutes, this wonderful home with high potential suits the London commuter who appreciates the benefits of local amenities nearby whilst still living amongst beautiful countryside in peaceful surroundings.

The home comprises a welcoming entrance hall which leads to the spacious reception rooms and the downstairs shower room. The next tier of the ground floor comprises a sociable kitchen diner, conservatory and a half-flight staircase to the first floor which comprises a family bathroom and three front facing bedrooms that all benefit from spectacular far reaching views of the Downs. Externally, the front of the property comprises a superb detached double garage, lead to by the driveway with surrounding lawn as laid and well presented shrubbery. The rear aspect benefits from the rear garden with side access, lawn as laid, tall shrubbery creating plenty of privacy and a patio adjacent to the property.

To be sold with NO ONWARD CHAIN, your viewing comes highly recommended by the selling agent to appreciate this superb family home and its surroundings.

6 Middlings Rise

Sevenoaks, TN13 2NS Freehold



Asking Price £875,000

GROUND FLOOR

ENTRANCE HALL

Carpet as laid, radiator, storage cupboard containing gas meter, airing cupboard containing boiler, entrance to kitchen diner situated on the mid-tier which is accessible via a short flight of stairs of which the landing provides another storage cupboard.

SITTING ROOM

Carpet as laid, two radiators, large framed double glazing to front aspect.

FAMILY ROOM

Carpet as laid, radiator, double glazing to front aspect.

SHOWER ROOM

Carpet as laid, radiator, opaque double glazing to side aspect, large double glazing to side aspect, tiled walls throughout, space for washing machine and tumble dryer, walk in shower with glass screen, wc, wash hand basin with under cupboard.

KITCHEN / DINING ROOM

Dining area comprises carpet as laid, radiator, double glazed sliding door to rear aspect, double glazed external door to conservatory, half flight staircase to first floor. Kitchen comprises vinyl flooring as laid, double glazing to rear aspect, part tiled walls, external double glazed door to side aspect, worktop with a range of cupboards and drawers underneath, sink with mixer tap, four burner gas hob with overhead extractor unit, grill and electric oven, integrated fridge freezer, space for dishwasher.

CONSERVATORY

UPVC double glazed surround, vinyl flooring as laid, patio door, radiator.

FIRST FLOOR

LANDING

Carpet as laid, access to all rooms, airing cupboard containing water tank.

BEDROOM ONE

Carpet as laid, radiator, integrated wardrobe, stunning views of the downs via the front facing double glazing.

BEDROOM TWO

Carpet as laid, radiator, front facing double glazing, integrated wardrobes.

BEDROOM THREE

Carpet as laid, radiator, double glazing to front aspect.

BATHROOM

Carpet as laid, towel radiator, opaque double glazing to side aspect, tiled walls throughout, wc, paneled bath with shower and curtain, wash hand basin.

EXTERNALLY

GARAGE & PARKING

The property benefits from a private driveway which sweeps across the front of the property leading to the double detached garage with its large up and over door to front, power and light connected.

GARDENS

The rear garden is a genuine feature of the home providing a sunny aspect and boasting a high degree of privacy. Mainly laid to lawn the garden is set within a neatly fenced perimeter with mature trees and shrubs providing definition, in addition to which there is a paved patio terrace which is ideal for sitting out and entertaining and a feature pond. There is also a side garden area with pedestrian gate providing access to the front of the plot.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band F





Middlings Rise, TN13

Approximate Gross Internal Area = 125.9 sq m / 1355 sq ft

Garage = 24.9 sq m / 269 sq ft

Total = 150.8 sq m / 1624 sq ft



Garage

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

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

