



23, Cherry Trees,  
Longfield, DA3 8DS

Guide Price £575,000



- 4 Bedroom Detached Family Home
- 10m Long Large Garage
- Off Road Parking for Several Vehicles
- No Chain



## 23 Cherry Trees, Longfield, , DA3 8DS



### PROPERTY DESCRIPTION

Don't miss out on your chance to view this 4 bedroom detached family home with a downstairs wc and off road parking available for several vehicles. Buyers who know Billings built properties, will appreciate the quantity of windows and light afforded by them . The space available makes this perfect for families with 2 reception rooms, a kitchen, 3 double bedrooms and a large single room. Call us now to book your viewing.

### LOCATION DESCRIPTION

Situated in the desirable village of Hartley on a quiet residential road with a row of small shops including a Co-op just around the corner. Hartley Primary School is only 0.2 miles away. Longfield train station is 1.2 Miles away with links to London.

### FRONTAGE

A large frontage of laid lawn with a block paved driveway with space for several vehicles, access to the garage and the upvc front door opening into...

### HALLWAY

Neutrally decorated with a large storage cupboard ideal for coats and shoes. Doors leading to...



#### **CLOAKROOM**

1.34m x 1.26m (4'4" x 4'1")

Close coupled WC and basin, part cladded walls.

#### **DINING ROOM**

5.35m x 4.35m narrowing to 3.22 (17'6" x 14'3" narrowing to 10'6")

Laminate flooring and neutrally decorated walls. Double glazed double doors out to garden gives ample light into the room. Stairs up to first floor with borrowed light from the landing. Wood and glazed doors leading to...

#### **LOUNGE**

6.08m x 3.47m (19'11" x 11'4")

A generous size lounge with laminate flooring, double glazed picture window and an additional double glazed window out to front which floods the room with light. An electric fire sits at one end of the room.



#### **KITCHEN**

4.12m x 3.09m narrowing to 2.43m (13'6" x 10'1" narrowing to 7'11")

A generous size kitchen with a range of wall and base units with roll top work surface. A built in double oven, hob and extractor with splashback, kickboard heater, one and a half bowl sink and drainer with double glazed window over, an additional double glazed window out to garden. A wooden door leading into the garage.

#### **FIRST FLOOR LANDING**

A large window out to side makes the landing feel spacious, stairs to ground floor and doors leading to...



#### **BEDROOM ONE**

3.51m x 3.28m (11'6" x 10'9")

A double bedroom with a large double glazed window out to front

#### **BEDROOM TWO**

3.28m x 3.12m (10'9" x 10'2")

A double bedroom with a large double glazed window out to rear.

#### **BEDROOM THREE**

2.73m x 2.48m plus door recess (8'11" x 8'1" plus door recess )

A small double bedroom with double glazed window out to front.

#### **BEDROOM FOUR**

3.12m x 2.73m (10'2" x 8'11")

A large single bedroom with double glazed window out to rear. Two built in storage cupboards, one housing the hot water cylinder and one for additional storage.





### BATHROOM

3.12m x 1.77m (10'2" x 5'9" )

A generous size bathroom with corner shower unit, tiled with glazed shower screen. A bath with tiled splashback, concealed cistern WC and basin with vanity unit. Frosted double glazed window out to side.

### REAR GARDEN

An enclosed rear garden of mainly laid lawn with a patio area adjacent to the property leading to the garage. Side pedestrian access leads to a wooden gate out to the drive.

### GARAGE

10.23m x 2.75m (33'6" x 9'0")

A long garage ideal for multiple vehicles or a workshop and a garage. Wall hung boiler. A wooden door out to garden and an up and over door out to front.

### SERVICES

Mains Gas, Electricity, Water and Drainage.

Council Tax: Sevenoaks Council

Band: F 2021/2022 Charges: £2,883.88



Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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