



Blagdon, Scabharbour Road, Weald, Sevenoaks, Kent TN14 6QJ
Guide: £625,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Semi-Detached Family Home
- *Walking distance to Village & Primary School
- *Three Bedrooms *Sitting Room & Wood Burning Stove
- *Open Plan Kitchen/Dining Room & Breakfast Bar
- *Bedroom with En-Suite Shower Room *Two Further Bedrooms
- *Contemporary Family Bathroom with Walk in Shower
- *Front Garden & Driveway providing Off Road Parking
- *Attractive Landscaped Rear Garden with Rural Views
- *Timber Garden Cabin

Description

This attractive three bedroom semi-detached house is presented in lovely neutral décor throughout, offering versatile family accommodation, situated in the heart of this favoured village. The property enjoys a long landscaped rear garden with rural outlook and versatile garden cabin/home office, an air source heat pump provides energy efficient heating.

Accommodation

- The property is approached over the driveway with storm canopy and front door opening to the welcoming entrance hallway with understairs cupboard, and staircase rising to the first floor.
- Sitting room with aspect to rear windows and door opening to the rear terrace. Focal central fireplace with oak mantle and wood burning stove.
- Dual aspect kitchen/dining room fitted with a comprehensive range of cream Shaker style wall cabinets and base units of cupboards and drawers, wood effect laminate worktops, upstands and breakfast bar return. Sink under window with outlook over the garden, integrated Bosch dishwasher, Zanussi integrated washer/dryer and integrated fridge/freezer. Rangemaster electric oven with induction hob, double oven and plate warmer, extractor hood over. Wood effect ceramic tiled flooring. Cupboard housing water tank and Daiken boiler and door providing side access. Dining area with aspect to front, high level cupboards housing electric meter and fuse board.
- Bright first floor landing with window to front, access to part boarded loft space with drop down ladder and light.
- There are three bedrooms on the first floor, main bedroom with aspect to rear overlooking the garden with lovely views. Contemporary ensuite shower room comprising tiled shower enclosure, close coupled toilet, pedestal basin, heated ladder towel rail and ceramic tiled flooring.
- Second double bedroom also with aspect to rear overlooking the garden and wall to wall fitted wardrobes with sliding mirrored doors. Third single bedroom with aspect to front.



Spacious contemporary family bathroom fitted with a white suite comprising panelled bath, pedestal basin and close coupled toilet. Separate tiled walk in shower enclosure with rainfall head and hand held shower attachment, heated towel rails and ceramic tiled flooring.

- Low retaining wall to the front with small area of lawn with fenced boundary, pebbled shrub border and wrought iron gate providing side access to the rear garden. Resin bonded driveway providing off road parking.

- Landscaped rear garden arranged in terraces with fenced boundaries and lovely far reaching rural views to the side. Mainly laid to lawn with shrub/flower borders, roses and shaped terrace, ideal for summer entertaining. Two water taps, external sockets and screened Daikin Altherma air source unit. Timber garden cabin to the far rear with power and light, double glazed windows, heating and air conditioning unit with decked veranda to front.

- Services & Points of Note: Mains water, electric and drainage. Heating via Daiken air source heat pump.

- Council Tax Band: E – Sevenoaks District Council

- EPC: C

Situation

Blagdon is situated on Scabharbour Road in the picturesque and popular village of Weald with its green, small community shop and café run by volunteers and amenities including a church, public house and primary school. Weald is situated just South of Sevenoaks within the Metropolitan Green Belt and included in the Kent Downs Area of Outstanding Natural Beauty, with part of the village designated a Special Landscape Area. The nearby town of Sevenoaks offers a wider range of shops, restaurants, main library, swimming/leisure centre and cinema/theatre complex. The A21 and M25 are easily accessible giving access to Tonbridge, Tunbridge Wells, London, Gatwick and Heathrow Airports and the Channel Tunnel Terminus. Hildenborough rail station (about 4 miles) and Sevenoaks station (about 4 miles) serve London Bridge/Charing Cross/Cannon Street.



Viewing Strictly By Appointment

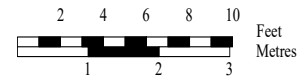
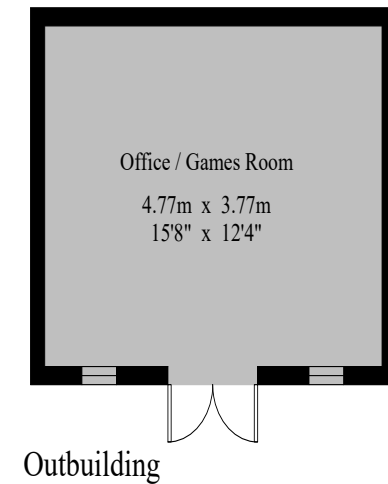
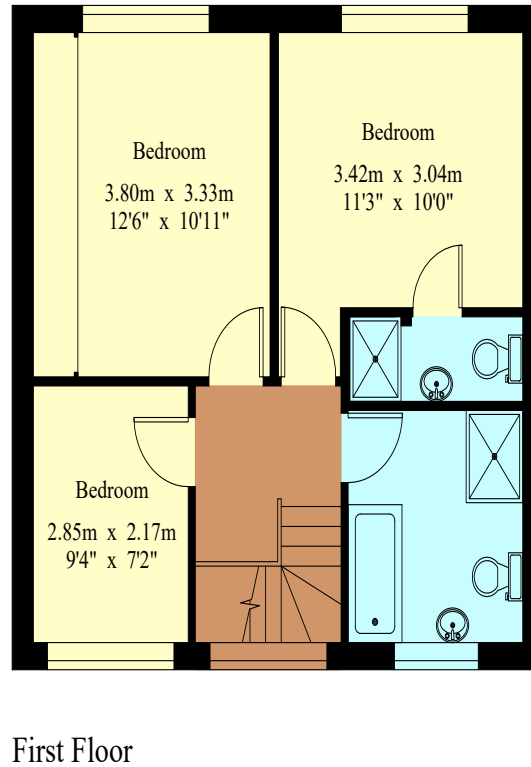
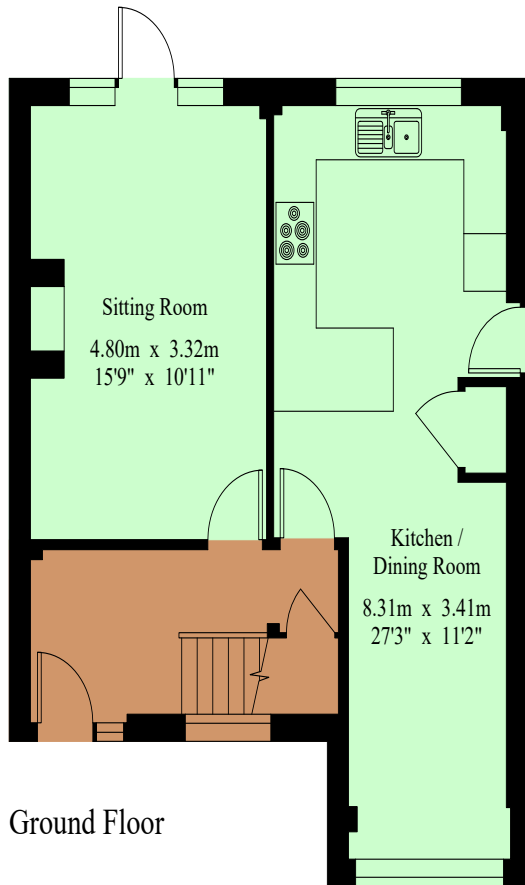
01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk

Blagdon

House - Gross Internal Area : 95.9 sq.m (1032 sq.ft.)

Outbuilding - Gross Internal Area : 17.9 sq.m (192 sq.ft.)



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