



5 Weald Close, Weald, Sevenoaks, Kent TN14 6QH
Guide Price: £775,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Well Presented Extended Semi-Detached Family Home
- *Favoured Residential Close Within Sought After Village
- *Four Bedrooms
- *Sitting Room
- *Attractive Open Plan Kitchen/Dining Room
- *Additional Reception/Playroom
- *Modern Family Bathroom & Shower Room
- *Beautiful Landscaped Rear Garden with Rural Views
- *Summer House/Home Office
- *Driveway
- *Potential for Loft Extension Subject to Planning Permission

Description

Occupying a desirable corner position within this residential close, this extended four bedroom semi-detached house is beautifully presented throughout, having been a long term family home. The landscaped rear gardens provide a tranquil retreat with distant rural views, and there is ample potential to further enhance this delightful home if required.

Accommodation

- Entering the property into the welcoming entrance hallway with stairs rising and turning to the first floor and smart luxury vinyl flooring.
- Smart sitting room with aspect to front, attractive engineered wood flooring, wall light points and feature corner raised open fireplace with slate hearth.
- Additional reception room/playroom, a versatile space having an aspect to front, cupboard housing plumbing for washing machine and space for tumble dryer. Door leading to the side with porch canopy.
- Open plan kitchen/dining room forming the hub of the home. Modern kitchen fitted with a range of sage shaker style wall mounted cabinets and base units of cupboards and drawers finished with contrasting granite worktops and upstands. Space for electric oven with stainless steel splashback and extractor hood over, integrated full height fridge and under counter freezer and space for dishwasher. Features include corner carousels and full height pull out larder cupboard, sink unit under window with lovely outlook over the garden. Dining area having window and French doors opening out to the terrace, smart luxury vinyl flooring and LED lighting throughout.
- Bright first floor galleried landing with fitted linen cupboard and access to part boarded loft space via hatch with drop down ladder, Velux window and light, having potential for conversion subject to planning permission.
- Dual aspect main bedroom with adjacent contemporary shower room fitted with a white suite comprising vanity unit incorporating a concealed cistern toilet and basin with countertop and corner shower enclosure with rainfall head. Contrasting Spectra luxury link vinyl flooring.
- Second bedroom with aspect to front and fitted wardrobe. Third bedroom with aspect to rear overlooking the garden, pretty feature papered wall and fitted wardrobe, shelving and chest of drawers. Fourth single bedroom currently utilised as a study.
- Family Bathroom also fitted with a modern white suite comprising panelled bath, vanity unit with basin and close coupled toilet. Fully tiled with attractive mosaic borders and contrasting Spectra luxury link vinyl flooring.



- Approached over a tarmac driveway offering parking for several vehicles and steps leading to the front door. Wooden gate allowing access to the rear garden.
- Beautifully tended and landscaped rear garden enjoying a shaped brick edged terrace with pergola adorned with a wisteria, mainly laid to lawn with established cottage planting and evergreen shrubs and perennials providing a variety of interest. Beech and laurel heading to boundaries with tree lined outlook. Two timber garden sheds, screened oil tank, external power and taps. Insulated and double glazed summer house with power and light, which could be utilised as a home office.
- Services & Points of Note: Mains water, electricity and drainage. Oil fired central heating. Double glazed windows. Fibre broadband to property.
- Council Tax Band: F – Sevenoaks District Council
- EPC: D

Weald

This picturesque village 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. Weald is popular with walkers, cyclists and general visitors from Sevenoaks, London and beyond.



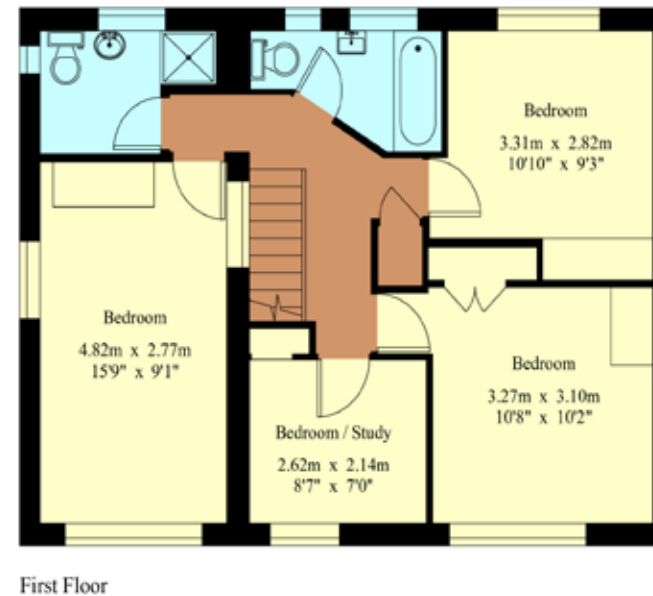
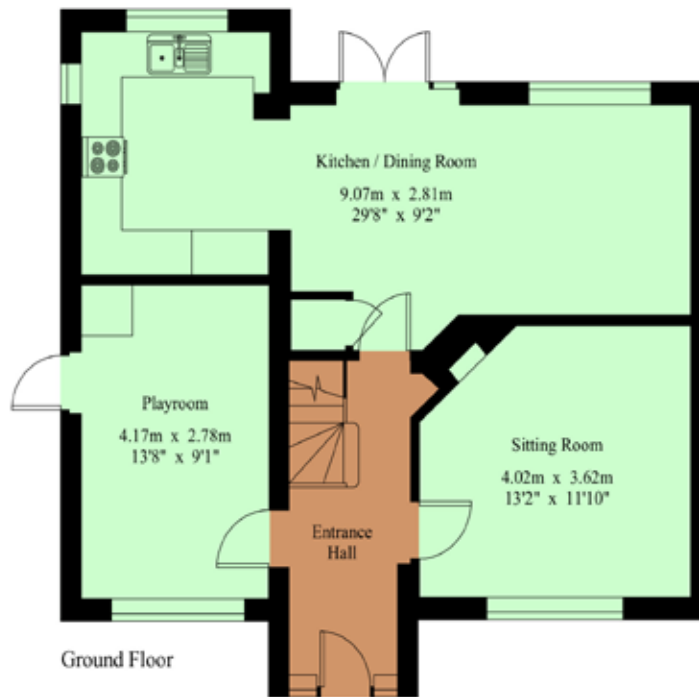
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5 Weald Close

House - Gross Internal Area : 123.8 sq.m (1332 sq.ft.)
Outbuilding - Gross Internal Area : 7.4 sq.m (79 sq.ft.)



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