



43 Mount Pleasant Road, Weald, Kent, TN14 6QB
Guide: £400,000 - £425,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



***Mid-Terrace House *Requiring Complete Refurbishment
*Semi-Rural Village Location *Three Bedrooms *Sitting Room
*Separate Dining Room *Kitchen *Study
*Bathroom & Separate Toilet
*Elevated Front Garden & Rural Views
*Private Rear Garden *No Onward Chain**

Description

This mid-terraced three bedroom house, is situated close to the centre of this popular village enjoying elevated rural views over the surrounding countryside to the front and private rear garden. This long term family home offers the opportunity to renovate to your requirements, offering versatile living accommodation and being offered for sale with the benefit of no onward chain.

Accommodation

- Set back from the lane the property is approached via a shared pathway with steps up to the front door.
- Entrance hallway with wall mounted meters and fuse board and window to front, stairs rising to the first floor and door to:-
- Sitting room with aspect to front overlooking the front garden and surrounding countryside, central tiled fireplace and sliding wooden glazed door through to the dining room with outlook over the rear garden and further door leading through to the kitchen.
- Kitchen fitted with base units in a sage green with contrasting white worktop and splashback, sink unit, two fitted pantry's and door leading out to the rear garden.
- Further door to ground floor study/additional reception room with door leading to the side shared alleyway.
- First floor landing with access to loft hatch and fitted airing cupboard with hot water tank.
- Main bedroom with window to front and fitted wardrobe, lovely views over the surrounding countryside
- Second bedroom with aspect to rear over the garden with fitted wardrobe.
- Third bedroom also with aspect to front, views and fitted cupboard over stair recess.



- Bathroom comprising panelled bath with mixer taps and wall mounted handheld shower attachment, basin and opaque window. Separate toilet also with opaque window.
- Small front garden mainly laid to lawn with mature shrubs, flowers and roses and lovely aspect over the surrounding countryside. Private rear garden with terrace, external sockets and fenced and mature hedge boundaries, shed to far rear and door providing access to the side alleyway.
- Services & Points of Note: Mains water, electric and drainage. Single glazed metal windows. Fibre broadband connection to property.
- Council Tax Band: D - Sevenoaks District Council
- EPC: F

Weald

Mount Pleasant Road is situated within easy reach of the centre of 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.



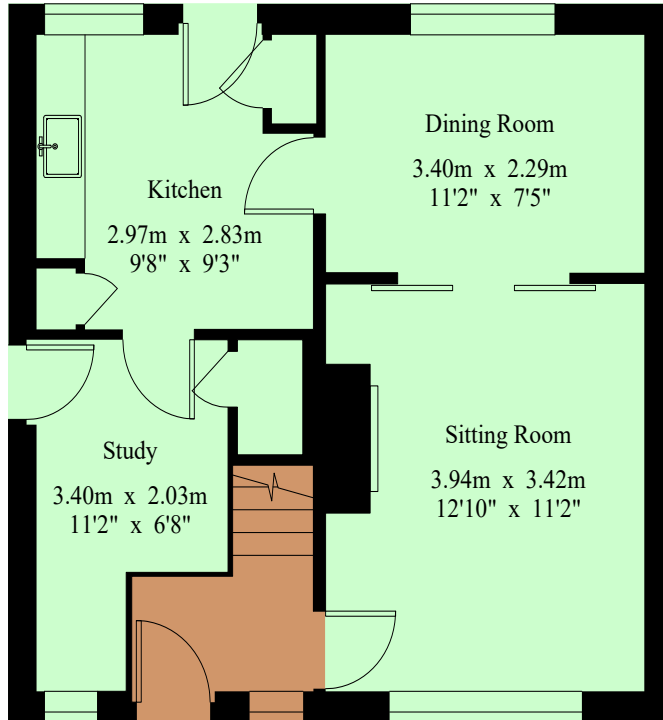
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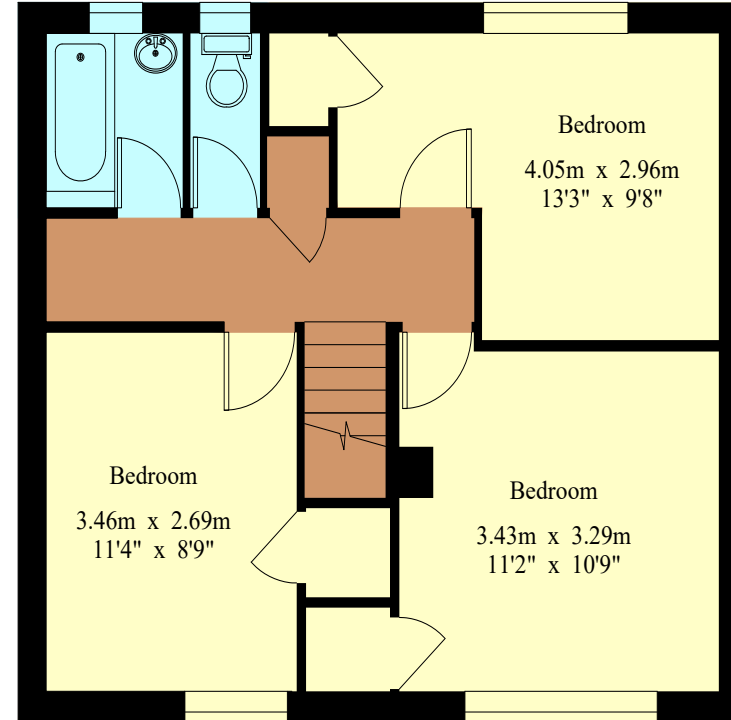
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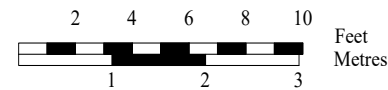
Gross Internal Area : 87.2 sq.m (938 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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