



SALE
Ibbett Mosely
01203 255205

116

Ibbett Mosely

Ibbett Mosely



Main Road, Sundridge, TN14 6ES

Asking Price £325,000 Freehold

In the village Conservation Area and an Area of Outstanding Natural Beauty this delightful nineteenth century cottage of character offers spacious accommodation with period features

- Three Bedrooms
- Kitchen
- Replacement Windows 2025
- First Floor Bathroom
- Gas Central Heating
- Courtyard Garden
- Two Reception Rooms
- New Boiler 2018

*** COMPETITIVELY PRICED FOR A SWIFT SALE ***

In the village Conservation Area and an Area of Outstanding Natural Beauty this attractive nineteenth century period cottage of character has spacious three bedroom, two reception room accommodation with kitchen and first floor bathroom.

The property has mainly colour washed rendered elevations under a slate roof.

LOCATION

Within the village there is a general stores with sub post office, a medical practice, village club, public house and bowls club. Sundridge and Brasted C of E Primary School is in Church Road and Radnor House a Coeducational Day School is in Combe Bank Drive.

Sevenoaks is the main town serving the area and provides a wide choice of shops and amenities and station to London. There are other state and private schools in the area and a wide choice of sporting and recreational facilities.

M25, junction 5 is within a mile.

GROUND FLOOR

Door to the living room.

LIVING ROOM

With radiator, double glazed window, door to the front, timbered ceiling and recessed fireplace with beam over.

DINING ROOM

With radiator, double glazed window, timbered ceiling, recessed fireplace with beam over. wood effect flooring and wall light points.

KITCHEN

Fitted with a range of base and wall units, ceramic sink, built in dish washer and plumbing for a washing machine. Range style cooker with extractor over. Stairs to the first floor with cupboard under, cupboard with combi gas boiler for central heating and hot water, wood effect flooring, double glazed window and double glazed door to the garden.

FIRST FLOOR

LANDING

With hatch to the loft space.

BEDROOM ONE

With radiator and double glazed window.

BEDROOM TWO

With radiator and double glazed window.

BEDROOM THREE

With radiator, double glazed window, deep storage cupboard and linen cupboard.

BATHROOM

With enclosed bath with a mixer tap and separate shower over, w.c. and hand basin. ladder style towel rail, part tiled walls, double glazed window, tiled flooring and extractor fan.

OUTSIDE

Courtyard style garden

SERVICES AND COUNCIL TAX

Mains gas, water, electricity and drainage.

Sevenoaks District Council - Band "C"

ROUTE TO VIEW

From Westerham proceed on the A25 towards Sevenoaks, continue through Brasted and into Sundridge. The property will be on the left just after the main traffic lights.

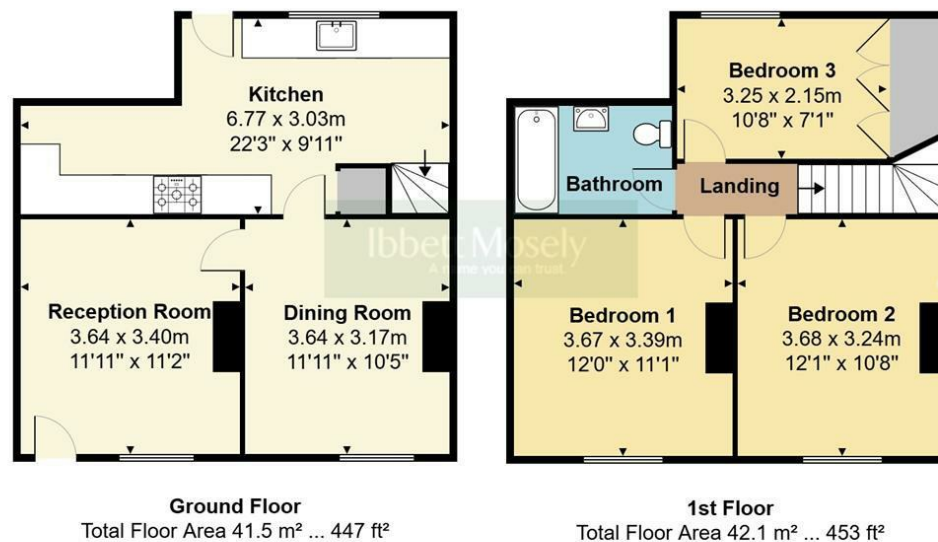
Applicants viewing are advised to park in either Church Road or Chevening Road.



EPC Rating- D

Main Road, Sundridge, TN14

Total Floor Area: 83.6 m² ... 900 ft²



Measurements are approximate, not to scale and for illustrative purposes only.
www.essentialpropertymarketing.com

Ibbett Mosely

Westerham 01959 563265

Offices at - BOROUGH GREEN - OTFORD - SEVENOAKS - SOUTHWARK
TONBRIDGE - WESTMINSTER - WESTERHAM - WEST MALLING

www.ibbettmosely.co.uk

IMPORTANT - Ibbett Mosely, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ibbett Mosely, has any authority to make or give any representation or warranty whatever in relation to this property other than as stated above.

...a name you can trust
offices in Kent and London