Ibbett Mosely

Manor Road, Sundridge, TN14 6DL

Asking Price £585,000 Freehold

For sale free of chain
An attractive family home with three double bedrooms, two bathrooms, two reception rooms and conservatory is understood to have been built in the nineteen twenties,
Located in a sought after residential cul de sac a short walking distance from local village amenities and the Kent countryside with its beautiful walks

- Double Bedroom One with En-Suite Bathroom
- Two Reception Rooms
- Gas Central Heating
- Garden
- Two Further Double Bedrooms
- Double Glazed Conservatory
- Double Glazing
- Ground Floor Bathroom
- Kitchen
- Garage and Off Road Parking

For sale free of chain
In a small residential cul de sac within the village of Sundridge, this spacious three double bedroom family home is ideally situated, providing easy access to local amenities, schools and transport links.
The property has colour washed rendered elevations under a tiled roof with a double glazed conservatory, the side drive leads to the garage and there is additional off road parking.

LOCATION
Within the village there is a shop with sub post office, a medical centre, a village social club, a bowls club and the White Horse pub/restaurant. The parish church and primary school are nearby in Church Road and Radnor House Independent Day School is in Combe Bank Drive.
The beautiful National Trust properties of Chartwell in Westerham and Knole Park in Sevenoaks are a short drive away.
Sevenoaks is about four miles away with a wider choice of shops and main line fast train station to London.
There are sporting and recreational facilities in the area as well as other state and private schools.
Junction five of the M25 is just over a mile away, giving easy access to Gatwick and Heathrow Airports.

GROUND FLOOR
A double glazed door opens to the entrance hall.

ENTRANCE HALL
With radiator.

RECEPTION ROOM
With radiator, double glazed window, fireplace with fitted gas fire and beam over. Wall light points. Door to the kitchen.

DINING ROOM
With radiator, double glazed window, wall light points and fireplace with fitted gas fire.

KITCHEN
Recently re-fitted with a range of base and wall units, wine rack, fitted hob, integrated electric oven and microwave. Integrated dish washer and integrated washing machine. Space and housing for fridge/freezer. Single drainer single bowl stainless

steel sink unit.
Radiator and double glazed window.

CONSERVATORY
With radiator, double glazed windows and double glazed single and double doors to the garden.

REAR HALL AND CLOAKROOM
Airing cupboard and storage for coats and shoes, includes a hot water cylinder, double glazed door to the conservatory and garden.

BATHROOM
With corner bath with separate shower over, w.c. and hand basin with cupboard under. Towel rail and radiator, double glazed window, extractor fan and part tiled walls.

FIRST FLOOR

LANDING
With radiator, double glazed window and hatch to the loft space.

BEDROOM ONE
With radiator and double glazed window.

EN-SUITE BATHROOM
With enclosed bath with a separate shower over, w.c. and hand basin. Part tiled walls, radiator/towel rail and double glazed window.

BEDROOM TWO
With radiator and double glazed window, wardrobe cupboard and walk in eaves storage area with radiator. The bedroom benefits from a seated study/office area and bookshelves.

BEDROOM THREE
With radiator and double glazed window.

OUTSIDE

GARAGE
Detached garage with up and over door and drive to the front providing additonal off road parking.

THE GARDEN
The garden includes lawns, a variety of flowering trees and shrubs, a workshop, garden shed, greenhouse, a small summer house and a household waste/recycling storage shed.

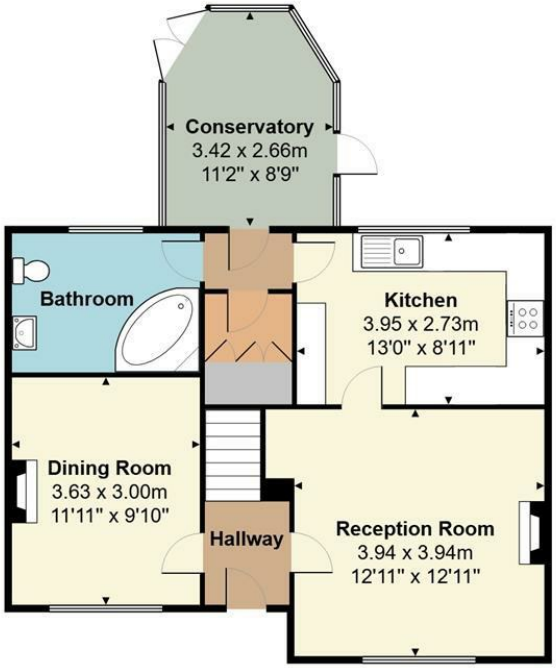
SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
Sevenoaks District Council - Band "D".

DIRECTIONS
From Westerham proceed on the A25 towards Sevenoaks, pass through the village of Brasted and as you enter Sundridge take the first road on the right into New Road. Manor Road is the first on the left.
From Sevenoaks, proceed on the A25 towards Westerham, on entering Sundridge continue straight on at the traffic lights and the pedestrian lights, New Road will then be on the left, turn into the road and Manor Road will be the first on the left.

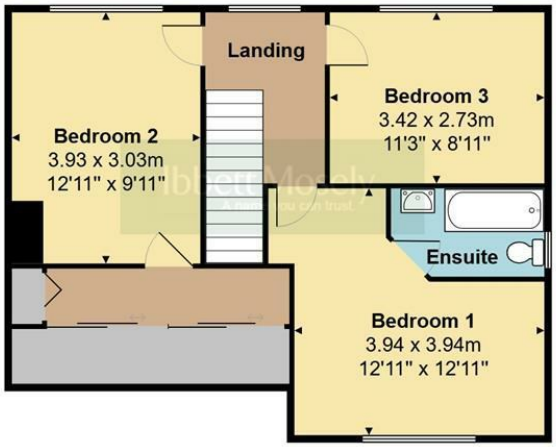
EPC Rating- D

Manor Road, Sundridge, TN14

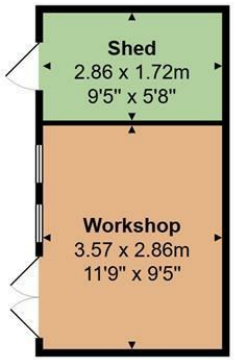
Total Floor Area: 148.9 m² ... 1603 ft²



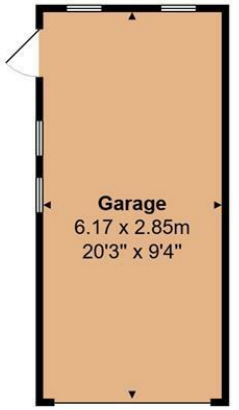
Ground Floor
Total Floor Area 62.3 m² ... 670 ft²



1st Floor
Total Floor Area 53.7 m² ... 578 ft²



Outbuilding
Total Floor Area 15.4 m² ... 165 ft²



Outbuilding
Total Floor Area 17.6 m² ... 189 ft²

Measurements are approximate, not to scale and for illustrative purposes only.
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Ibbett Mosely

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