

Ibbett Mosely

CGI for illustrative purposes







Deanery Road, Crockham Hill, TN8 6RE

Guide Price £400,000 Freehold

VACANT POSSESSION WITH NO ONWARD CHAIN
In the heart of the sought after village of Crockham Hill close to the Kent/Surrey borders and in the Green Belt and An Area of Outstanding Natural Beauty.
This older style semi-detached home was originally three bedrooms, but has been altered over the years, the property now offers the new owner the opportunity to modernise, redesign and consider an extension or loft conversion (subject to necessary consents)

- Two Bedrooms (Originally Built as Three)
- Dining Room
- Cloakroom
- Garden with Outbuildings
- Bathroom
- Kitchen
- Oil Heating
- Reception Room
- Garden Room
- 2x Off Road Parking & Garage

FOR SALE WITH NO ONWARD CHAIN
Originally a three bedroom semi-detached house the property has been adapted to provide a first floor bathroom, it is however consider that the first floor could be redesigned to allow for three bedrooms and a first floor bathroom.
There is also potential to convert the loft space to a further bedroom with en-suite bath/shower room.
Located in a small residential cul-de-sac this older style semi-detached family home is offered for sale chain free.
There now exists the opportunity for a new owner to fully modernise and consider the possibility of extending and converting the loft to additional accommodation (Subject to necessary consents) if required.
The property has brick elevations under a pitched tiled roof with the addition of a garden room with cloakroom to the back.

LOCATION

The much sought after village of Crockham Hill is located close to the Kent/Surrey boarders and is to the north of Edenbridge, south of Oxted and the east of Westerham with all three towns offering a wide choice of shops and facilities including stations to London from Edenbridge and Oxted.
Within the village you will find the well regarded primary and pre schools, Holy Trinity Church, a sports and recreation ground and the Royal Oak Pub.
There are other state and private schools in the nearby villages and towns as well as other sporting and recreational facilities.
The village is surrounded by Green Belt Countryside where you will find many National Trust and other stately homes open to the public including Chartwell and Hever Castle.
M25 access from junctions 5 or 6 are a short drive.

GROUND FLOOR

A double glazed door opens directly into the reception room.

RECEPTION ROOM

With radiator, wall light points, double glazed patio door to the garden room and spiral stairs to the first floor.

GARDEN ROOM
With tiled flooring and double glazed windows and door to the terrace and garden.

CLOAKROOM
With WC, hand basin and tiled flooring.

DINING ROOM
With radiator, double glazed window and tiled flooring, open to the kitchen.

KITCHEN
With double glazed window, double glazed door to the side, single drainer single bowl stainless steel sink unit, eclectic hob, oven and extractor. Base and wall units and tiled flooring, Oil boiler.

FIRST FLOOR

LANDING
With loft access via swing down ladder offering boarded storage area and light.

BEDROOM ONE
With radiator, double glazed window, linen cupboard with hot water cylinder. Sliding doors to walk in wardrobe/dressing area.

BEDROOM TWO
With radiator and double glazed window.

BATHROOM
With shower tray, WC and hand basin. Tiled walls and double glazed window.

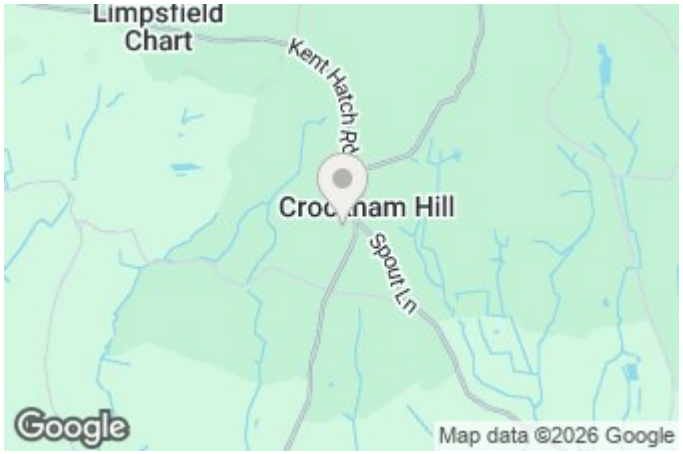
OUTSIDE
Concrete hardstanding for 2 x off road parking spaces & garage.

THE GARDEN
The front garden comprises a pebbled area with raised planted sleeper beds and shrubs to the front boundary.
To the back is a paved terrace, lawn, shrubs a greenhouse a number of sheds, a chicken run and a brick built shed.

SERVICES AND COUNCIL TAX
Mains water, electricity and drainage. There is no gas at the property.
Sevenoaks District Council - Band "D"

DIRECTIONS
From Westerham proceed on the A25 towards Brasted and Sevenoaks, continue down Vicarage Hill, and turn right at the bottom of the hill into Hosey Hill (B2026) signposted to Chartwell and Edenbridge. Continue for about three miles until reaching the T-Junction and turn left onto Main Road Crockham Hill. Turn right just before the pub into Smiths Lane and Deanery Road will be on the left.

NOTE
A number of historic and more recent alterations have been made to the property, the agent has been unable to find any evidence that appropriate consents have been obtained. Interested purchasers are advised to seek their own advice.
Please note that the front external image is a CGI representation and has been enhanced to illustrate additional landscaping and greenery to the front elevation.





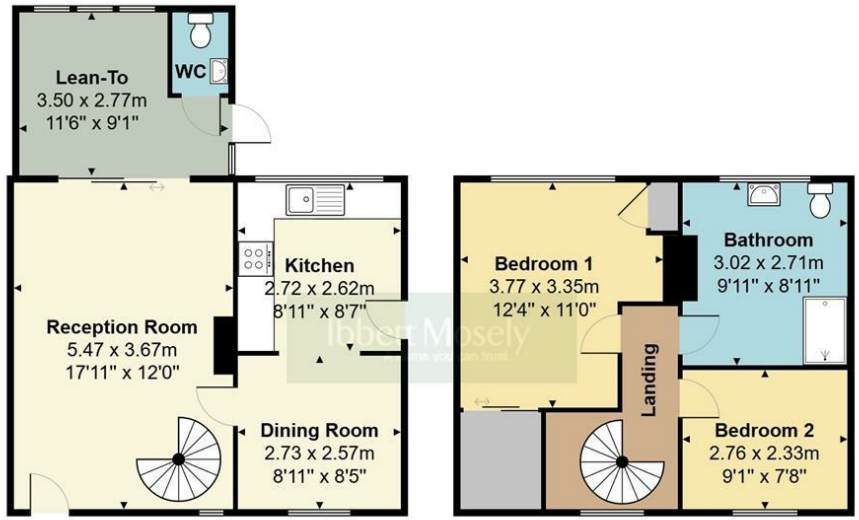




EPC Rating- E

Deanery Road, Crockham Hill, Edenbridge, TN8

Total Floor Area: 80.9 m² ... 870 ft²



Ground Floor
Total Floor Area 45.4 m² ... 489 ft²

1st Floor
Total Floor Area 35.4 m² ... 382 ft²

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

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