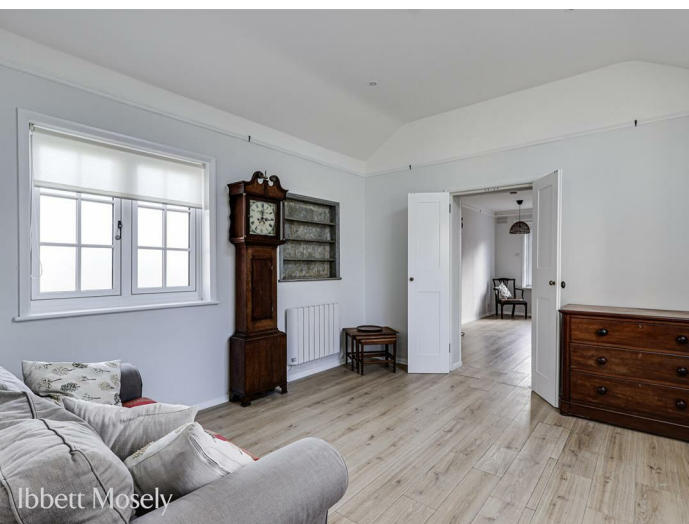




Ibbett Mosely

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## Main Road, Sundridge, Kent, TN14 6EH

**£1,500 PCM**

**A REFURBISHED 2 BEDROOM SINGLE STOREY DETACHED PROPERTY  
AVAILABLE IMMEDIATELY UNFURNISHED FOR AN INITIAL 12 MONTH TERM**

- 2 Bedrooms
- 2 Reception Rooms
- Electric Heating
- Shower Room
- Off Road Parking
- Double Glazing
- Kitchen/Breakfast Room
- Small Courtyard Garden
- Unfurnished

Approached via a single track set back from the Main Road in Sundridge, this charming 2 bedroom single storey home has been recently refurbished and is available immediately to rent unfurnished for an initial 12 month period at £1,500pcm.

### 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 in Church Road and Radnor House Independent Day School is in Combe Bank Drive. Sevenoaks is about four miles with a wider choice of shops and 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.

### RECEPTION ROOM

The front door leads in the main reception room with 2x electric heaters, wooden flooring, inset shelving to wall, double door to second reception room and:

### KITCHEN/BREAKFAST ROOM

Fitted with a range of wall & base units and worktops. Electric Lamon oven & 4 ring electric hob with extractor hood over. Electric heater, Logik washing machine, Beko fridge/freezer, single stainless steel sink with mixer tap and drainer & Ariston water heater in cupboard under. Wooden flooring, door to:

### SHOWER ROOM

Fitted with w.c, sink, shower cubicle with Triton electric shower, electric heater, wall mounted fan heater, velux window, extractor fan, heated towel rail and large storage heater.

### RECEPTION ROOM 2

Approached off the main reception room, with heater and window doors opening to parking area. Wooden flooring, doors to bedrooms.

### BEDROOM 1

With built-in wardrobes, electric heater, inter connecting door to:

## BEDROOM 2

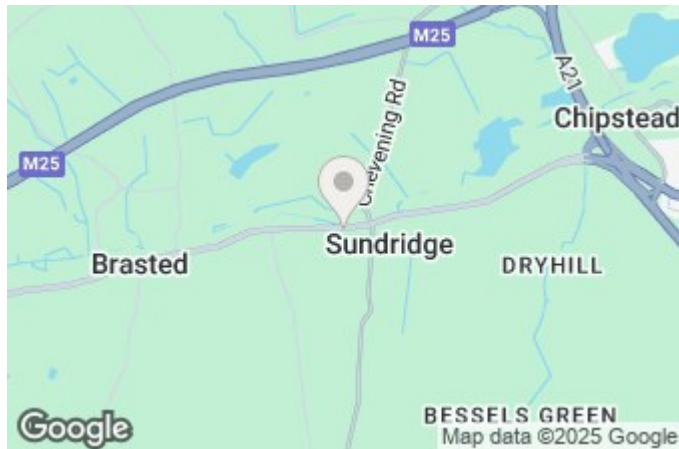
Electric heater, velux window, shelving.

## OUTSIDE

There is a small enclosed courtyard garden to the front with outside tap, light and small shed. The landlord to provide a gardener twice yearly. To the rear/side of the property is an allocated hardstanding area, with electric point, ideal for parking a vehicle or creating additional outdoor space.

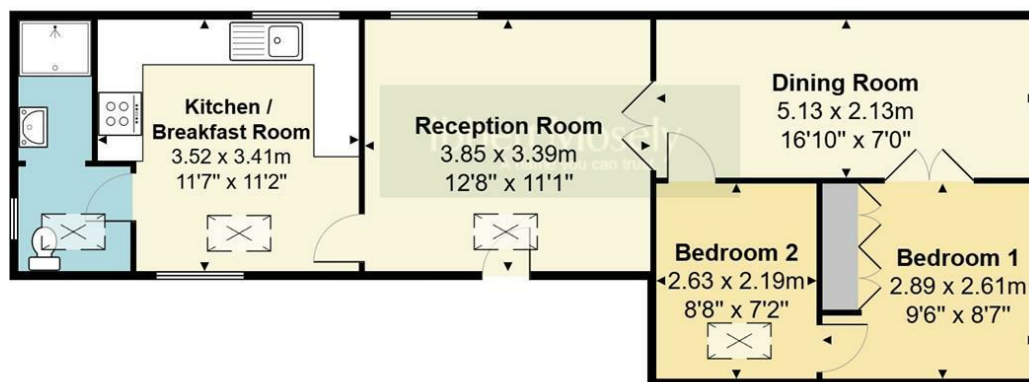
## SERVICES

There is no gas connected to the property. Council Tax Band C - Sevenoaks Council. Mains water & drainage.



Main Road, Sundridge, TN14

Total Floor Area: 55.0 m<sup>2</sup> ... 592 ft<sup>2</sup>



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

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