

Ibbett Mosely

71 Wickenden Road, Sevenoaks, TN13 3PN



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PLENTY OF SCOPE FOR UPDATING AND IMPROVEMENT WITH THIS SEMI-DETACHED HOUSE IN WICKENDEN ROAD - PRICED TO REFLECT THE WORK NEEDED.

PRICE: OFFERS OVER £450,0000 FREEHOLD

- Great Project Opportunity
- 3 Bedrooms
- Scope for further Extension (STP)
- EPC D
- Needs Updating including removal of spray foam loft insulation
- Ground Floor Extension to Rear
- No Onward Chain
- Good Size Garden
- Driveway & Garage
- Council Tax Band D

A great opportunity to take on a project to create your own home. This SEMI-DETACHED HOUSE needs UPDATING and REFURBISHMENT but with NO CHAIN could be moved into straight away while you work. It has a GREAT GARDEN plus a DRIVEWAY and GARAGE. It is a mile from the HIGH STREET and 1.2 miles from SEVENOAKS STATION.

Description

Nestled on Wickenden Road in the charming town of Sevenoaks, this semi-detached house presents a wonderful opportunity for those willing to do work and seeking a property with character and potential. With three bedrooms and a comfortable reception room, this older-style home offers a warm and inviting atmosphere, perfect for family living.

While the home requires updating and refurbishment, it is perfectly liveable as it is, allowing you to make improvements at your own pace. The huge potential to enhance and extend the property, subject to planning permission, makes it an exciting

prospect for those looking to create their dream home. It should be noted that the roof has been insulated with spray foam insulation which will need to be removed.

The property has a ground floor extension to the rear enhancing both the kitchen and reception room. It has an upstairs a bathroom and a good-sized garden, complemented by a front garden and a driveway that accommodates parking for two vehicles. Additionally, a garage provides extra storage or parking space, enhancing the practicality of this delightful residence.

Situated on the northern edge of Sevenoaks town centre, this property enjoys a prime location that is both convenient and desirable. Residents will appreciate the easy access to the High Street, where a variety of shops, cafes, and amenities await. Furthermore, the proximity to both Mainline and Bat & Ball train services ensures excellent transport links for commuters and those wishing to

explore the surrounding areas.

In summary, this semi-detached house on Wickenden Road is a fantastic opportunity for buyers looking to invest in a property with great potential in a sought-after location. With its spacious layout, outdoor space, and convenient amenities nearby, it is a home that promises to meet the needs of modern living while offering the chance to personalise and enhance.

Location

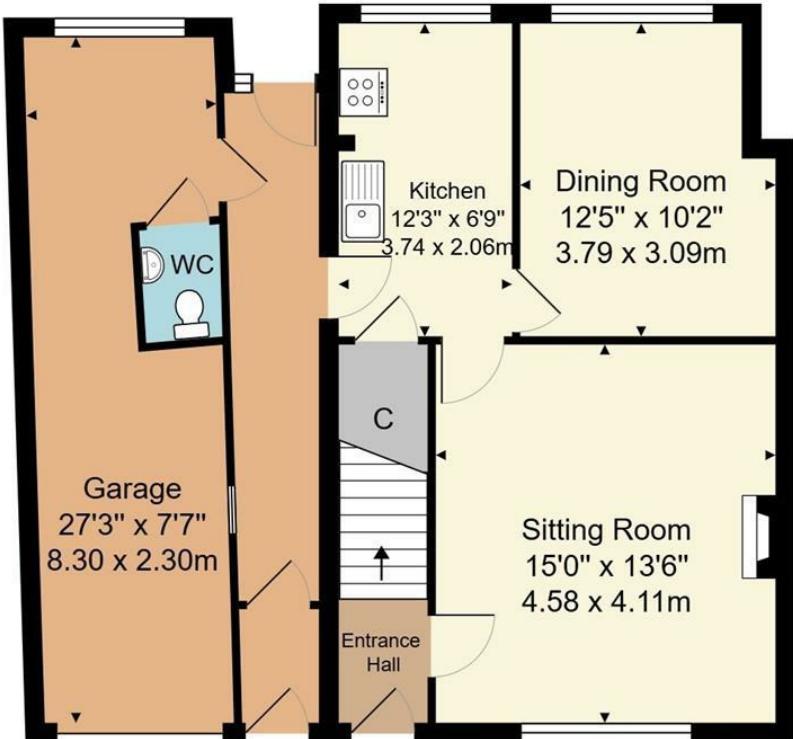
The property is located in a sought-after residential area of Sevenoaks, within easy reach of many amenities. The High Street (1 mile) and mainline station (1.2 miles) are both within easy reach.

Sevenoaks Town Centre has an abundance of small independent speciality shops and boutiques alongside M&S and Waitrose. You'll be spoiled for choice by the number of outstanding pubs and restaurants both in town and the surrounding villages. The Stag Community Arts Centre offers a rich and varied calendar. However, Knole Park is really the jewel in the town's crown. Situated on the eastern edge of Sevenoaks, this stunning 600-year-old stately home combines numerous historic treasures with an imposing walled garden and 1,000-acre deer park. Sporting facilities in and around the area include riding schools, a cricket club, tennis, fishing and sailing facilities as well as a choice of golf courses. Additionally, the Sevenoaks Leisure Centre offers an excellent gym and pool and there's a wide variety of private health club facilities in the area.

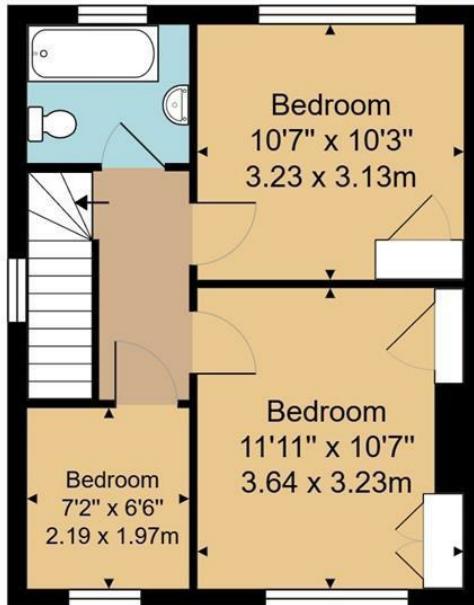
There are excellent local schools across all age ranges, both state and independent.

For the traveller/commuter the M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, Ashford International, Bluewater, Dartford River Crossing, the coast and Channel Tunnel. Nearby Sevenoaks Mainline Railway Station has excellent services to London taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross.





Ground Floor



First Floor

House Approx. Gross Internal Area 863 sq. ft / 80.2 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1182 sq. ft / 109.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Sevenoaks 01732 452246

EPC Rating- D

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