



Ibbett Mosely

6 Wickenden Road, Sevenoaks, TN13 3PJ



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**OFFERS IN EXCESS £500,000 A 3 BEDROOM SEMI DETACHED HOME WITH PLANNING PERMISSION FOR A DOUBLE STOREY FRONT, SIDE AND REAR EXTENSION! FOR IMPROVEMENT AND NO ONWARD CHAIN..**

- FOR IMPROVEMENT 3 Bedrooms
- Popular Residential Road
- Freehold
- NB AN OVERAGE WILL APPLY IF THE PROPERTY IS DEVELOPED AND SOLD FOR PROFIT - TERMS TBC
- Planning Permission Granted for Large Extension (24/02703/HOUSE)
- Generous Garden Space
- EPC 'E'
- Parking/Garage to Rear
- No Onward Chain
- Council Tax Band 'E'

Planning granted under 24/02703/HOUSE for a double storey front, side and rear extension! This well presented 3 bedroom house is set on a popular residential road in Sevenoaks, with amenities nearby.

### Description

Located on the sought-after Wickenden Road in Sevenoaks, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertaining.

The property also benefits from granted planning permission for a double storey front side and rear extension - further details can be found under reference 24/02703/HOUSE on

the Sevenoaks planning website. This potential for expansion makes it a fantastic investment for those looking to create their dream home.

The granted planning permission see's this traditional 3 bedroom semi transform to a 4 bedroom, 3 ensuite with a master suite benefitting from a walk in wardrobe. It also creates further space downstairs for utility room, study and a large kitchen/breakfast room which is open plan into a dining space.

A single garage is accessed to the rear of the garden down a shared driveway to the side. Planning permission includes for this garage to be taken down and 2 car parking spaces made along with cycle/refuse store.

Situated on a popular residential road, this

home is ideally located within reach of local amenities, schools, and transport links, making it a perfect choice for families and commuters alike.

### Location

Wickenden Road is a sought after residential road in Sevenoaks. The property is centrally located and therefore close to many amenities nearby including shops, schools and bus stops. Bat & Ball Station is 0.5 mile on foot and Sevenoaks Station is 1.0 mile on foot.

### Directions

From our office on Sevenoaks High Street head North going straight on through the crossroad traffic lights. Proceed onto Dartford Road and then on for approximately 0.5 mile until the road turns to St Johns Hill - Wickenden Road will then be found on your right and the property then on your left.

### Agents Note

Plot Size 0.14 acres

Local Authority Sevenoaks

Conservation Area No

Council Tax Band Band E

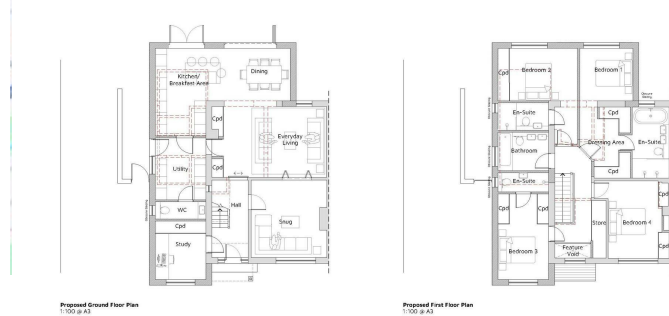
Flood Risk Council Tax Estimate £2,957

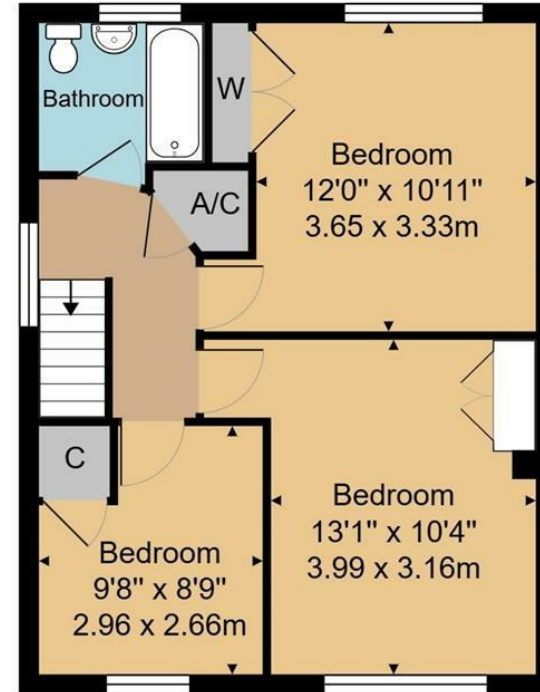
Rivers & Seas Very low

Surface Water Very low

The owner reserves the right to put in a overage clause for future development

Planning granted for Demolition of existing single-storey extension to be replaced with a two-storey front, side and rear extension. Changes to fenestration. Demolition of garage and construction of cycle store.





House Approx. Gross Internal Area  
990 sq. ft / 92.0 sq. m

Approx. Gross Internal Area  
(Incl. Outhouse)  
1141 sq. ft / 106 sq. m

**Ground Floor**

**First Floor**

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.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

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EPC Rating- E

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