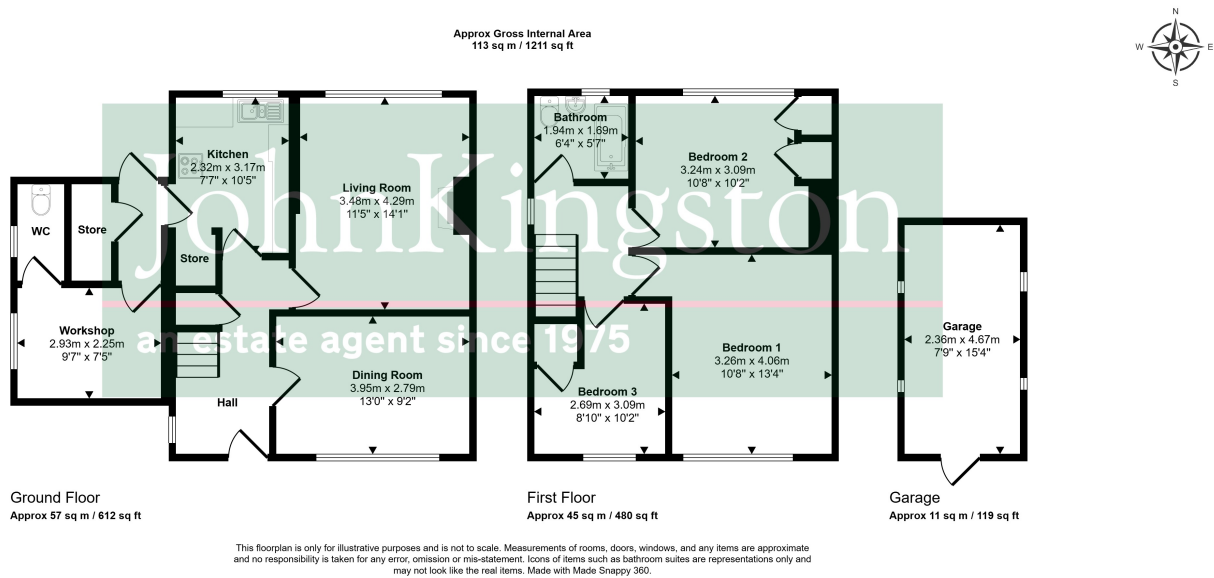




10 ZAMBRA WAY, SEAL, SEVENOAKS, KENT TN15 0DJ

This semi-detached 1950s house offers a prime opportunity for renovation and potential enlargement. Positioned on an interesting plot with a detached garage to the rear, parking area, and a good-sized garden, and located in a highly desirable area within walking distance of Seal Primary School and close to popular local secondary schools via a public footpath. While in need of full refurbishment, the potential here is clear, and it would be ideal for those looking to put their own stamp on a property. No chain.

Semi-detached house ■ Three bedrooms ■ Two reception rooms ■ Parking area ■ Detached garage ■ Rear garden ■ Enlargement potential (subject to the necessary planning permissions) ■ Project Potential - In need of modernisation and refurbishment ■ Walking distance of local schools, Seal village shops and bus routes ■ NO CHAIN

PRICE: GUIDE PRICE £450,000 FREEHOLD

SITUATION

The property is conveniently positioned on a quiet cul-de-sac at the edge of the charming village of Seal, and is well-located for a number of well-regarded local schools. Seal Primary School is moments away, as well as Trinity School, and the Weald of Kent Grammar and Tunbridge Wells Boys Grammar annexes within walking distance via a public footpath.

Seal is surrounded by open countryside, providing good riding and walking opportunities, and provides local shops, a library, a public house, a butchers, a café and bus routes to the surrounding district.

The town centre of Sevenoaks with its excellent facilities including a fitness centre and swimming pool complex is about 2.4 miles distant. Sevenoaks main line railway station is a similar distance, and provides direct services to London Bridge in as little as 23 minutes. Kemsing station is approximately 2 miles away, and offers direct trains to stations such as London Victoria. Bat & Ball station is only around 1.7 miles away, which provides Thameslink services to London Blackfriars.

DIRECTIONS

From Sevenoaks High Street proceed out of the town in a northerly direction passing through the Pembroke Road traffic lights and bearing right into Seal Hollow Road. Proceed to the traffic lights on the A25, and turn right into Seal Village. Take the first left hand turning which is School Lane and, keeping left, proceed to the end of the road. Turn left here into Childsbridge Lane and proceed towards Kemsing. After passing turnings to Landway and Meadowlands on your right, take the next left hand turn into Zambra Way, and No. 10 will be found on the right hand side.

GROUND FLOOR

ENTRANCE HALL

Doors to dining room, kitchen and living room, window to side, stairs up to first floor, understairs cupboard, wall-mounted electric meter and consumer unit.

DINING ROOM

3.95m x 2.79m (13' 0" x 9' 2") Window to front, radiator.

LIVING ROOM



3.48m x 4.29m (11' 5" x 14' 1") Window to rear, radiator, gas fire (not tested) with tiled surround, fitted cupboards with sliding door.

KITCHEN



2.32m x 3.17m (7' 7" x 10' 5") Wall and base units with drawers, butler sink with pillar taps, stainless steel drainer, window to rear, radiator, freestanding oven, freestanding washing machine, space for fridge freezer, door to rear lobby.

REAR LOBBY

Doors to old coal store, kitchen, and rear garden.

STORE

Storage space, wall-mounted Glow-worm boiler.

WORKSHOP

2.93m x 2.25m (9' 7" x 7' 5") Window to side, power, light, door to WC, high-level storage area.

WC

Window to side, high-level WC.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, hatch to loft, window to side.

BEDROOM 1



3.26m x 4.06m (10' 8" x 13' 4") Double bedroom with window to front, radiator.

BEDROOM 2



3.24m x 3.09m (10' 8" x 10' 2") Double bedroom with window to rear, radiator, fitted storage cupboards.

BEDROOM 3

1.94m x 1.69m (6' 4" x 5' 7") Window to front, radiator, storage cupboard with rail and shelving.

BATHROOM



1.94m x 1.69m (6' 4" x 5' 7") High level WC, bath, wall-mounted hand wash basin, obscure window to rear.

OUTSIDE

FRONT GARDEN

Extends wider than most, primarily lawn with a path leading to the front door and rear garden.

REAR GARDEN

Sheltered by trees to the rear, with lawn, shrubs, a parking area, detached garage.

GARAGE AND PARKING AREA



2.36m x 4.67m (7' 9" x 15' 4") Detached garage with windows to sides (suspected asbestos roof but no testing has been done to the agents knowledge). The garage is currently accessed via a personal door so access would need to be adapted for vehicular use. Concrete parking area to front of garage.

AGENTS NOTE



This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order.

To access the parking area and garage for this property, this property has a vehicular right of way over the adjacent land.

COUNCIL TAX: BAND D (£2,369.26 2025/26 APPROX. FIGURE)