



58 CHURCH ROAD, SUNDRIDGE, SEVENOAKS, KENT TN14 6EA

Built in 1894 and thoughtfully extended approximately 20 years ago, this attractive and well-presented three double bedroom semi-detached villa offers well-balanced accommodation complemented by generous gardens. Isley Villas is a fine example of its period, with an appealing rear extension that enhances the flow and balance of the accommodation. Conveniently located close to Sundridge Primary School and enjoying open views to the rear, this desirable home has much to offer.

3 double bedrooms ■ Attractive modern white bathroom ■ Downstairs cloakroom ■ Sitting Room with wood burning stove ■ Study/snug ■ Gas central heating & under floor heating ■ Lovely spacious kitchen/dining room ■ 80ft rear garden backing open countryside

PRICE: GUIDE PRICE £595,000 FREEHOLD



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SITUATION

The property is situated in the popular village of Sundridge, and is within easy reach of Sundridge and Brasted Primary School, the Church, the White Horse public house and a general store/post office. A bus route (no.401) runs along Main Road providing a regular service between Sevenoaks and Westerham. Sevenoaks is situated just over 2 miles to the east, and provides more comprehensive shopping, banking and recreational facilities (including a swimming pool, squash, tennis and golf), together with a main line railway serving London (Charing Cross/London Bridge & Cannon Street). Junction 5 of the M25 motorway is within two miles providing convenient access to the national motorway network and Gatwick and Heathrow Airports. The area is well served by schools for all ages in both the state and independent sectors.

DIRECTIONS

From Sevenoaks station proceed towards Riverhead and at the first roundabout turn left towards Westerham on the A25. Continue for about two miles to the Sundridge traffic lights. Turn left into Church Road and the property is found before the school on your right hand side.

GROUND FLOOR

COVERED PORCH

Covered entrance porch with quarry tiled floor and light.

ENTRANCE HALL

Wood effect floor, radiator, door to sitting room, understairs storage housing RCD unit and meters.

SITTING ROOM



11' 4" x 16' 1" (3.45m x 4.90m) Double glazed bay

brick fireplace with Oak bressummer and wood burning stove, wood floor.

STUDY/SNUG



9' 5" x 7' 9" (2.87m x 2.36m) Glazed double doors to dining area, radiator, cupboard housing gas fired boiler.

KITCHEN/DINING ROOM



14' 8" x 8' 11" (4.47m x 2.72m) plus 11' 5" x 6' 9" (3.48m x 2.06m) Fitted with a range of Shaker style wall and base units, wooden worktops, integrated dishwasher, plumbed for washing machine, Butler sink unit with mixer tap, Range master with extractor hood, integrated fridge freezer, part tiled walls, tiled floor, double glazed window and French doors to garden, Velux windows to rear, radiator, under floor heating.

CLOAKROOM

Low level W.C., pedestal wash hand basin with splashback, tiled floor.

FIRST FLOOR

LANDING

Stairs to second floor, doors to bedrooms and bathroom.

BATHROOM



6' 8" x 6' 6" (2.03m x 1.98m) White suite comprising panelled bath with over head shower, low level W.C., pedestal wash hand basin, radiator, double glazed Sash window to rear, tiled walls and floor, built in cupboard and shelving.

BEDROOM 2



Double glazed sash window to rear, radiator.

BEDROOM 1



13' 8" x 12' 8" (4.17m x 3.86m) Double glazed bay sash window to front, built in window seat, plantation shutters, sliding door fitted wardrobes, radiator.

SECOND FLOOR

BEDROOM 3



17' 4" x 10' 4" (5.28m x 3.15m) Double glazed window to rear, Velux windows to front, radiator, eaves storage.

OUTSIDE

FRONT GARDEN

Steps up to walled front garden with pathway to front door and side gate, slate chipping bed with shrubs.

REAR GARDEN



80ft long with steps up to paved patio, lawn, decked seating area, timber shed.

COUNCIL TAX BAND E £2957 2025/26