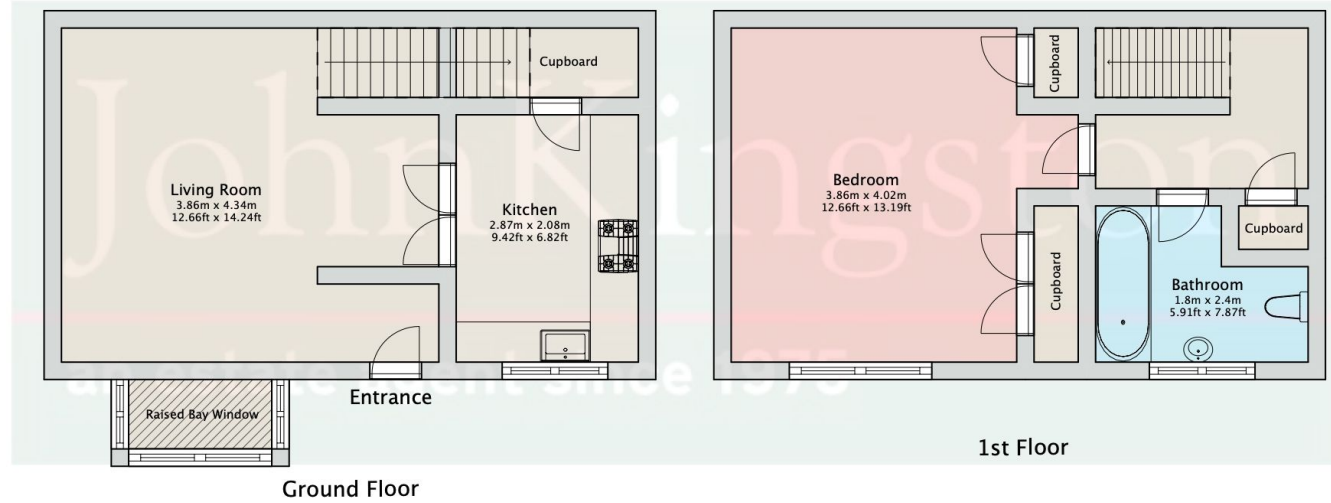


19 Robinwood Drive
 Approximate total internal area:
 49.56m² (533.46sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



19 ROBINWOOD DRIVE, SEAL, SEVENOAKS, KENT TN15 0TA

When you step outside the front door of this charming tucked away 1 bedroom house the most beautiful aspect to the North Downs greets you. The property has a great balance with ample storage and potential, a lovely garden and allocated parking space. There is a large double bedroom with built in wardrobes, lovely views, a modern white bathroom suite, and a spacious loft offering lots of potential. The kitchen has been fitted with attractive units and the living space has room for sofas and small dining table. A smashing first home or downsize.

- Double bedroom with built in wardrobes
- Modern white bathroom
- Spacious Loft
- Double Glazed
- Electric heaters
- Fitted kitchen
- Living Room
- Lovely garden
- Views to north downs
- Allocated car parking space

PRICE: £317,000 FREEHOLD

SITUATION

The property is located within easy reach of the centre of the village with its local shops, library and bus routes to the surrounding district. The village primary school is also within walking distance. The town centre of Sevenoaks with its excellent facilities including a fitness centre and swimming pool complex is about three miles distant. Sevenoaks main line railway station to London Charing Cross is a similar distance. Kemsing railway station for trains to London Victoria is within a short drive. Seal is surrounded by open countryside, providing good riding and walking opportunities.

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. Taking the lower road proceed to the traffic lights on the A25. Turn right and proceed into Seal Village. Take the first left hand turning just after the recreation ground which is School Lane and keeping left proceed to the end of the road. Turn left here (Childsbridge Lane). Robinwood Drive is the fifth turning on your right hand side. Number 19 is within the first row of houses on the left hand side and overlooks the North Downs. To find the house, please park in the first car park on the left and follow the path behind the wooden structure down to Number 19.

GROUND FLOOR

PORCH AREA



Integrated porch area with coats hanging space opens to living room.

LIVING ROOM



12' 6" x 14' 2" (3.81m x 4.32m) Oriel square bay double glazed window to front, two electric heaters, panelled glazed double doors to kitchen, stairs to first floor.

KITCHEN



9' 4" x 6' 8" (2.84m x 2.03m) Attractive wall and base units, wood effect worktops, stainless steel single drainer sink unit, electric cooker point and space for washing machine, dishwasher and fridge freezer. Extractor hood, large understairs storage cupboard, double glazed window to front, panelled glazed double doors to living room.

FIRST FLOOR

LANDING



Access to generous loft, storage cupboard housing hot water tank, doors to bedroom and bathroom.

BEDROOM



12' 6" x 13' 1" (3.81m x 3.99m) Double glazed window to front, electric heater, built in wardrobe and storage cupboard, laminate wood floor, lovely views to North Downs.

BATHROOM



5' 9" x 7' 8" (1.75m x 2.34m) White suite comprising panelled bath with overhead Mira shower, low level W.C., pedestal wash hand hand, localised tiling, opaque double glazed window to front, tiled floor.

OUTSIDE

GARDEN



There is a lovely private garden to front which is approximately 60ft long with seated areas and lawn which provides a great space for entertaining, as well as delightful views to North Downs.

PARKING



There is allocated parking for one car and visitor parking also.

**RESIDENTS MAINTENANCE CHARGE
CIRCA £42.50 PER QUARTER**

COUNCIL TAX BAND C