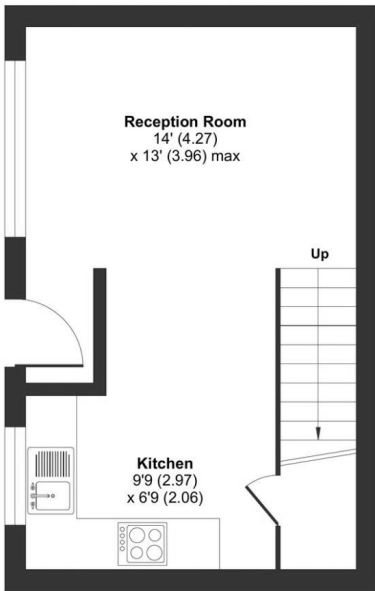




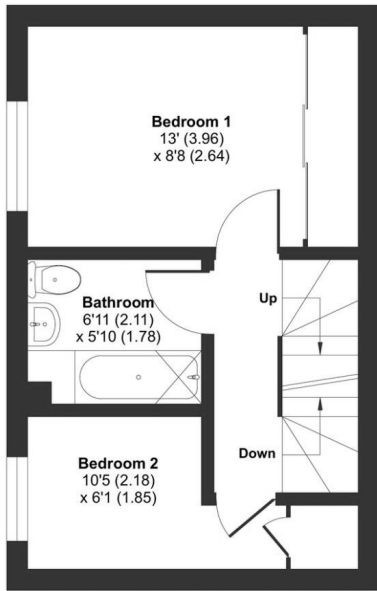
Robinwood Drive, Seal, Sevenoaks, TN15

Approximate Area = 693 sq ft / 64.4 sq m
Limited Use Area(s) = 138 sq ft / 12.8 sq m
Total = 831 sq ft / 77.1 sq m
For identification only - Not to scale

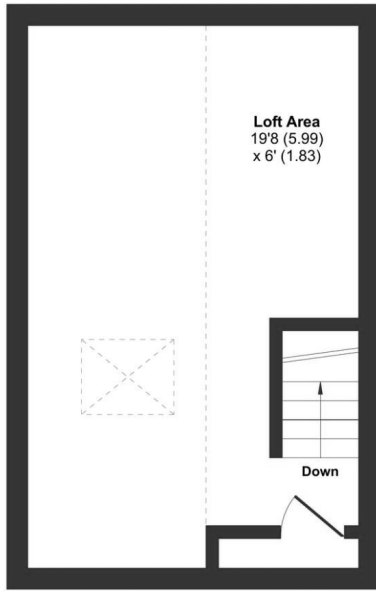
Denotes restricted
head height



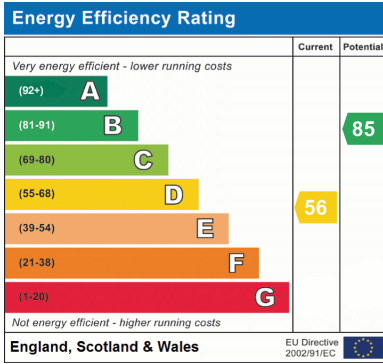
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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

This charming two bedroom terraced property, located on the outskirts of Seal village, offers wonderful countryside views and a great flow of accommodation, as well as a delightful front garden. Inside, it features an open-plan living space, kitchen/dining room, two bedrooms, and a family bathroom. The top floor includes a versatile study/loft space with ample eaves storage. With allocated parking for the property, as well as ample visitor parking, this well-maintained home is perfect for those seeking a peaceful yet convenient location.

Terraced house ■ Two bedrooms ■ Allocated parking ■ Ample visitor parking ■ Delightful east facing front garden ■ Loft transformed into a usable space, which would be ideal as a spacious office ■ Far-reaching countryside views ■ Generous storage throughout ■ Electric heating ■ Semi-rural but conveniently close to local amenities

PRICE: GUIDE PRICE £335,000 FREEHOLD



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SITUATION

Seal is a lovely picturesque village, ideally situated with easy access to local amenities and the surrounding countryside. The village High Street is just a short walk away, offering shops, a library, a café, a public house, and an Indian restaurant. Seal offers a variety of local services, including a village shop, butcher, and takeaway, while nearby Kemsing adds further convenience with a fish and chip shop, additional shops, and a salon. Seal Primary School is within walking distance, while nearby secondary schools, including Trinity School and Weald of Kent Grammar, are easily accessible via a public footpath. The village is surrounded by beautiful open countryside, perfect for walking enthusiasts. Just 2.5 miles away is the town centre of Sevenoaks, with excellent facilities such as a fitness centre, swimming pool complex, and direct rail services to London Bridge in as little as 22 minutes. Kemsing and Bat & Ball stations, also nearby, provide additional transport options with services to London Victoria and 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. Taking the lower road, proceed to the traffic lights on the A25. Turn right and continue into the village of Seal. Take the left hand turning down School Lane, just after the recreation ground. At the end of this road, turn left into Childsbridge Lane and proceed. Robinwood Drive is the fifth turning on the right hand side, and Number 4 is located on the right hand side upon entering. Please use the available visitor parking.

GROUND FLOOR

ENTRANCE

Entered through a canopied porch, once through the front door there is a lobby area which is ideal for coats and shoe storage.

OPEN PLAN LIVING/DINING ROOM

4.27m x 3.96m (14' 0" x 13' 0")
Bright and airy, with a double glazed window to the front, electric storage heater, laminate floor, and stairs up to the first floor. There is space for separate living and dining zones within the open plan style room, which then leads to the kitchen.



KITCHEN

2.97m x 2.06m (9' 9" x 6' 9")
The kitchen has matching wall and base units, with an electric hob inset to the worktops, canopy extractor hood, integrated oven, space for a washer/dryer, space for a fridge freezer, sink and drainer unit with mixer tap, laminate floor and a tiled splashback. A door to the larder, which has light and plenty of shelving space. There is a double glazed window to the front looking out to the lovely front garden.



FIRST FLOOR

LANDING

Carpeted, with doors to the bedrooms and bathroom, and stairs up to the usable loft space.

BEDROOM 1

3.96m x 2.64m (13' 0" x 8' 8")
Double glazed window to the front with far-reaching views, carpet, fitted wardrobes with sliding mirrored door providing a generous amount of shelving and rail space.



BEDROOM 2

2.18m x 1.85m (7' 2" x 6' 1")
Double glazed window to front providing wonderful views, carpet, storage cupboard with shelving and rail space.



BATHROOM

2.11m x 1.78m (6' 11" x 5' 10")
Bath with electric shower, extractor fan, pedestal hand wash basin, wall mounted mirrored cabinet, borrowed light window, vinyl floor, heated towel rail, low level WC.



LOFT

LOFT AREA

5.99m x 1.83m (19' 8" x 6' 0")
The loft has been transformed into a usable space, which is used by the current owners as an office and guest space. There is ample storage, both in the cupboard and eaves, which house the hot water tank. It is carpeted, with a Velux window.



OUTSIDE

FRONT GARDEN

The garden is to the front of the property, and is east facing with views facing the North Downs. There is a pathway to the front door, a patio area convenient for seating, and an area of lawn. The garden is enclosed with hedging and fencing.

PARKING

The property benefits from an allocated car parking space, as well as the availability of ample visitor parking.

COUNCIL TAX: BAND C

Approx. £2,010.16 2024/2025 figure

RESIDENTS MAINTENANCE CHARGE

For upkeep of communal garden areas, there is a residents charge of around £50.00 per quarter.