

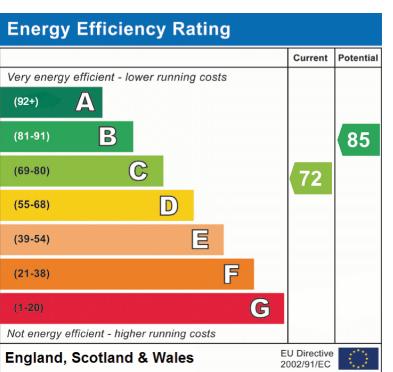
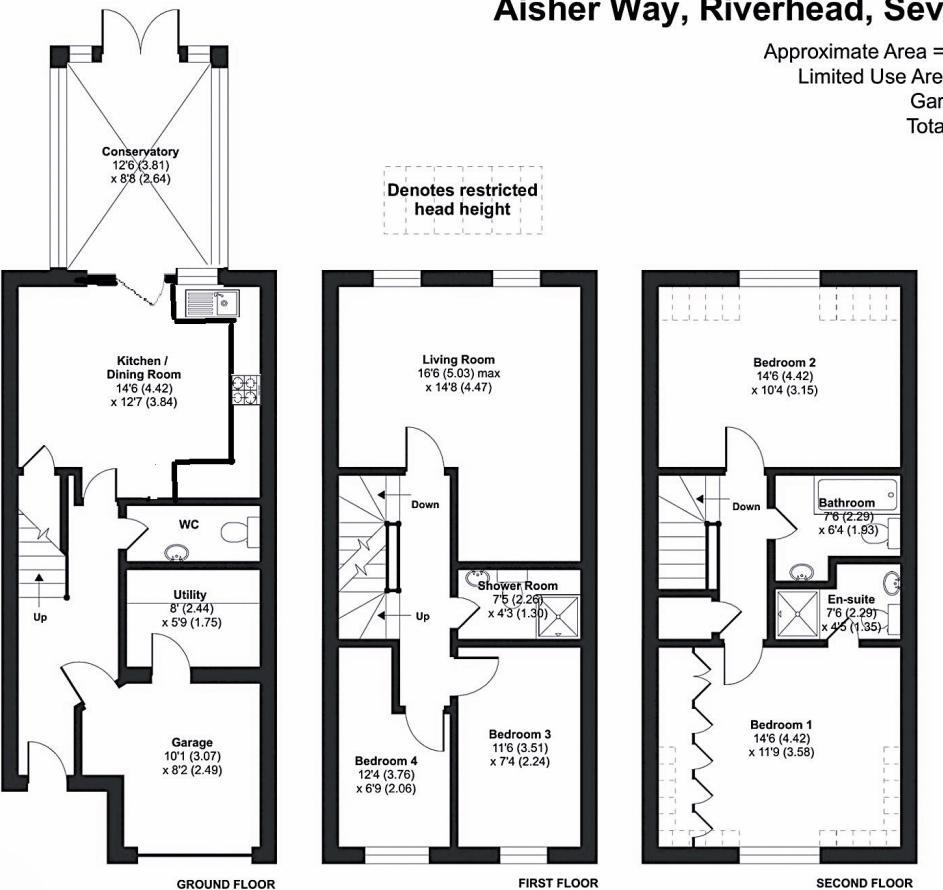
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30 AISHER WAY, RIVERHEAD, SEVENOAKS, KENT TN13 2QS

This stylish four-bedroom townhouse in Riverhead offers scenic lake views and is spread across three floors. Four bedrooms including three double, a fabulous kitchen, three bath/shower rooms, a downstairs cloakroom, and a garage converted into a utility space and workshop/storage. With parking for two cars, a suntrap rear garden running alongside Chipstead Lake, and the convenient, ready to move into condition, this home is ideal for relaxed, contemporary living. There are two popular schools in the area, Riverhead Infants School (about 0.49 miles) and Amherst Primary (about 0.57 miles), and we understand this property would be in this years catchment area for both of these schools.

Four bedrooms ■ Main bedroom with en-suite ■ Three bath/shower rooms and a downstairs cloakroom ■ Fantastic kitchen space ■ Utility room ■ Two parking spaces ■ Extremely well-presented and ready to move into ■ Suntrap rear garden ■ Convenient to schools and station, backing Chipstead Lake ■ May Consider being Chain Free

PRICE: GUIDE PRICE £670,000 FREEHOLD



SITUATION

Aisher Way is a quiet cul-de-sac on this modern Lakeside Development. The property is conveniently located within easy reach of Sevenoaks mainline railway station which provides fast and frequent services to London Bridge in as little as 22 minutes. Dunton Green railway station is also within easy reach.

Riverhead offers varied shops, a Tesco superstore, and two popular schools being Riverhead Infants School (ages 5-8) which is about 0.49 miles distant, and Amherst Primary (ages 8-11) which is 0.57 miles, so we understand this property would be in this years catchment area for these schools. Kent's last remaining deer park, 1,000 acre Knole Park, provides a fantastic space to run and roam with varied family walks. Chipstead Common is within a short walk, as is Chipstead Lake for sailing and Chipstead Tennis Club. The town of Sevenoaks with its great shopping facilities, library, swimming pool complex, and a variety of restaurants and cafés, is two miles distant. Access onto the A21/M25 for London, the coast, Gatwick and Heathrow airports is within a short drive.

DIRECTIONS

From Sevenoaks mainline railway station, proceed on the London Road towards Riverhead. Go straight over the two mini roundabouts and head towards Dunton Green. The road bends to the right and you continue to the roundabout with Tesco Superstore on your left hand side. Turn left here and continue forward to the next mini roundabout. Go straight across into Aisher Way. Continue straight on and the road bends to the right. Continue to the end of the close and number 30 is in the row of townhouses at the end, which back on to the lake.

GROUND FLOOR

ENTRANCE HALL

Doors to kitchen, cloakroom, and garage. Stairs up to first floor, radiator.

KITCHEN/DINING ROOM



4.42m x 3.84m (14' 6" x 12' 7") Fantastic kitchen/dining space with a range of matching cream wall and base units with ample storage and drawer space, alongside solid wood worktops. There is a Bosch fitted oven with gas hob inset to worktop, an extractor, dishwasher, ceramic sink with drainer and mixer tap, cabinet lighting, and a wall-mounted gas boiler concealed in a cupboard. Double glazed window to the rear, radiator, door to conservatory, door to pantry/space for fridge freezer.

CONSERVATORY



3.81m x 2.64m (12' 6" x 8' 8") A lovely calm and quiet space to sit and relax. Doors to garden.

CLOAKROOM

Low level WC, radiator, wall-mounted hand wash basin with tiled splashback.

GARAGE/WORKSHOP

3.07m x 2.49m (10' 1" x 8' 2") Power, light, work station, door to utility, garage door to front.

UTILITY ROOM

2.44m x 1.75m (8' 0" x 5' 9") Tiled floor, wall units and full length cupboards for coat and shoe storage. Space for washing machine and tumble dryer, radiator with clothes rail above for drying clothing, extractor fan.

FIRST FLOOR

LANDING

Doors to living room, shower room and bedrooms, radiator, stairs up to second floor.

LIVING ROOM



5.03m x 4.47m (16' 6" x 14' 8") The L-shaped living room offers a great versatility of space with the option to have one area as a play area, or utilise all as living space. Carpeted with two radiators, and two double glazed windows to the rear which provide views out to the trees and lake.

SHOWER ROOM



2.26m x 1.30m (7' 5" x 4' 3") Shower unit, low level WC, extractor fan, vanity unit with tiled splashback, wall-mounted LED mirror, heated towel rail, box shelving unit.

BEDROOM

3.51m x 2.24m (11' 6" x 7' 4") Double bedroom with double glazed window to the front, radiator, carpet.

BEDROOM



3.76m x 2.06m (12' 4" x 6' 9") Currently utilised as an office but could be a fourth bedroom. Double glazed window to front, radiator, carpet.

SECOND FLOOR

LANDING

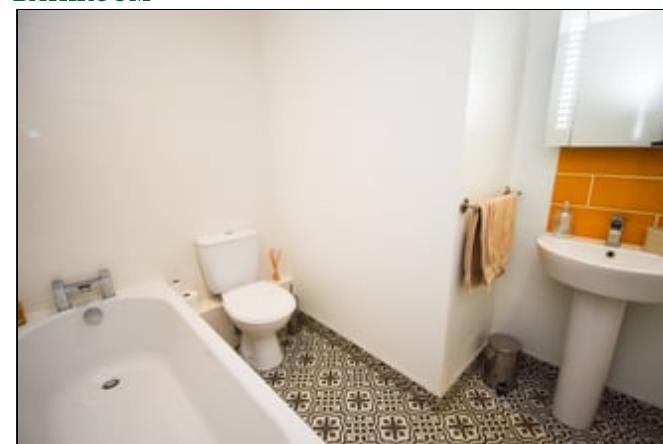
Doors to bedrooms and bathroom, radiator, hatch to loft, door to airing cupboard housing hot water cylinder.

BEDROOM



4.42m x 3.15m (14' 6" x 10' 4") Double bedroom with carpet, radiator, and a double glazed window to the rear providing fantastic views out to the lake.

BATHROOM



2.29m x 1.93m (7' 6" x 6' 4") Part-tiled with low level WC, a feature tiled floor, wall-mounted LED mirror, pedestal hand wash basin with tiled splash back, heated towel rail, bath.

BEDROOM



4.42m x 3.58m (14' 6" x 11' 9") Spacious main bedroom with fitted wardrobes providing ample shelving, rails, and drawers, with a desk space. Carpet, radiator, door to en-suite, double glazed window to front with lake views to the right hand side.

EN-SUITE SHOWER ROOM

2.29m x 1.35m (7' 6" x 4' 5") Low level WC, vanity unit, heated towel rail, shower unit, wall-mounted LED mirror.

OUTSIDE

GARDEN



Secure and sunny rear garden, ideal for al fresco dining and outside relaxation. Patio, fencing, outside tap, outside power point. There is a gate to the rear which enables direct and easy access to lakeside walking.

DRIVEWAY

Providing parking for two cars. Recessed porch leading to front door, with storage cupboard.

Council Tax: Band F (approx. £3,245.76 2024/25 figure)