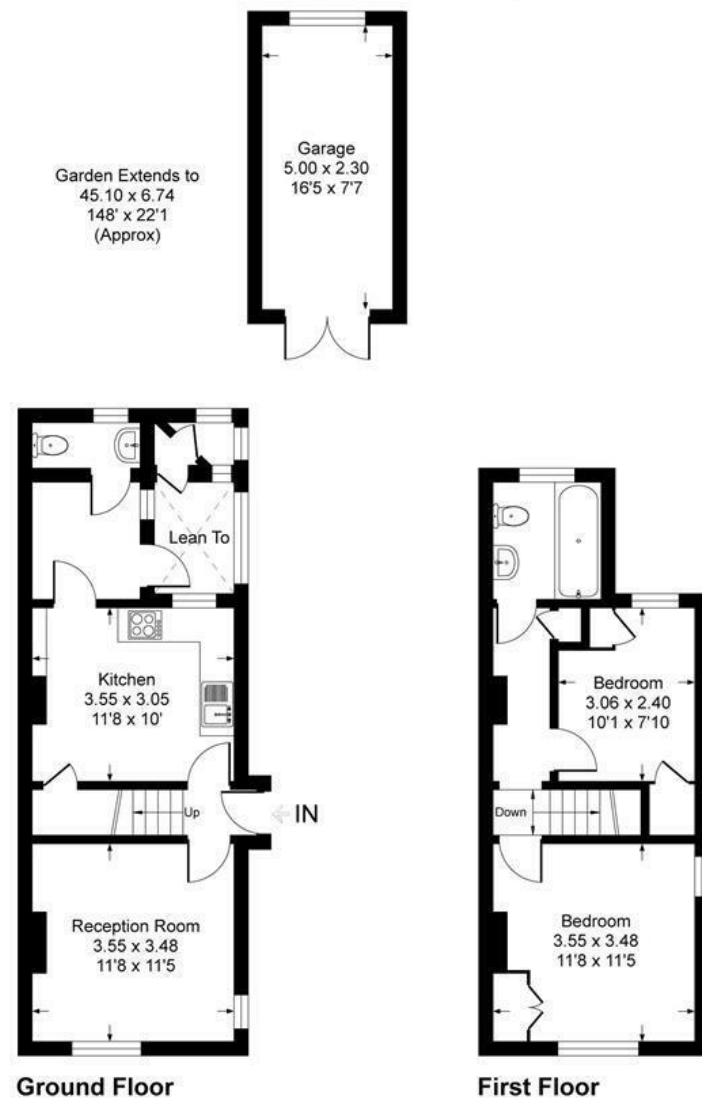


Main Road, TN14

Approximate Gross Internal Area = 65 sq m / 699 sq ft
 Approximate Garage Internal Area = 12 sq m / 124 sq ft
 Approximate Total Internal Area = 77 sq m / 823 sq ft
 (excludes lean to)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Produced by Planpix

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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149 MAIN ROAD, SUNDRIDGE, SEVENOAKS, KENT TN14 6EH

This attractive 2 bedroom semi-detached period cottage in need of modernisation is perfect for a buyer looking to put their own stamp on their new home. There is off street parking for several cars and a detached garage, the south facing rear garden is approximately 120ft in length and there is opportunity in abundance.

Entrance Hall ■ Sitting Room ■ Kitchen ■ Utility Area ■ 2 Bedrooms ■ Bathroom ■ Study/Storage Room ■ South-facing rear garden ■ Detached garage and parking on the driveway ■ No Chain

PRICE: GUIDE PRICE £425,000 FREEHOLD



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, proceed straight over the traffic lights in Sundridge. Number 149 can be found on your left hand side just before the village shop.

GROUND FLOOR

ENTRANCE HALL

Wooden front door, stairs to first floor, doors to kitchen and sitting room.

SITTING ROOM



11' 8" x 11' 5" (3.56m x 3.48m) UPVC double glazed windows to front and side, electric fire with tile hearth and wooden surround, radiator.

KITCHEN

11' 8" x 10' 0" (3.56m x 3.05m) UPVC double glazed window to rear, a range of wall and base units with wooden worktops over, Stoves gas hob, Stoves gas oven, stainless steel single drainer sink unit, Worcester boiler, part tiled walls, storage cupboard, understairs storage cupboard housing RCD unit, door to study/storage room, radiator.

STUDY/STORAGE ROOM

Single glazed window to side, integrated shelving, door to W.C., door to utility area.

CLOAKROOM

Low level W.C., wash hand basin, opaque window to rear.

UTILITY AREA/LEAN TO

This is in need of repair, door to rear garden and study/storage area, space and plumbing for washing machine, space for fridge/freezer, windows to side, power and light.

FIRST FLOOR

LANDING

Access to loft which is partly boarded and has light, doors to bedrooms and bathroom, airing cupboard housing hot water tank.

BEDROOM 1



11' 8" x 11' 5" (3.56m x 3.48m) UPVC double glazed windows to front and side, two radiators, storage cupboard.

BEDROOM 2

10' 1" x 7' 10" (3.07m x 2.39m) UPVC double glazed window to rear, integrated wardrobe.

BATHROOM



White suite comprising panelled bath with Mira electric shower and glass screen, pedestal wash hand basin, low level W.C., part tiled walls, opaque double glazed window to rear, shelving unit, radiator with chrome towel rail over.

OUTSIDE

FRONT GARDEN

Driveway for several vehicles, access to garage and garden.

REAR GARDEN



Approximately 120ft mainly laid to lawn with shrub borders, garden shed.

GARAGE



016' 5" x 7' 7" (5.00m x 2.31m) Detached garage with power and lighting, double doors to front.

COUNCIL TAX BAND D