



1 RIVERHEAD MEWS, WORSHIPS HILL, SEVENOAKS, KENT TN13 2AR

Rarely do one of these compact homes come onto the market. A freehold 1 bedroom end of terrace house located in a quiet tucked away position in the heart of Riverhead with a rear garden and parking. Whether purchasing for the first time or as a buy to let, a lock up and go or a complete downsize it covers all spheres. NO CHAIN.

End terrace freehold house ■ Entrance hall ■ Living Room ■ New Kitchen ■ Landing ■ Bedroom ■ New Bathroom ■ Rear Garden ■ Allocated car parking space ■ Central heating

SITUATION

Situated in the convenient village of Riverhead which benefits from local shops and restaurants, a Tesco Superstore and filling station. Sevenoaks station is approximately .75 miles providing an excellent train service to Charing Cross/Cannon Street in around 30 minutes. Sevenoaks Town centre is about 1½ miles away and offers a large selection of shops, restaurants, a library, leisure centre and a cinema/theatre complex. There are sought after schools nearby which include Riverhead Infants and Amherst Primary School. Access to the M25 at Chevening, Junction 5 with connections to Gatwick and Heathrow Airports is within a short drive.

DIRECTIONS

From Sevenoaks High Street proceed to the traffic lights at Pembroke Road and turn left and then right at the next lights onto London Road and proceed northwards past Sevenoaks railway station. At the roundabout turn left into Worships Hill, turning left into St Marys Drive and left again into Riverhead Mews.

ENTRANCE HALL

Approached through a wooden front door, wall mounted fuse box, down lighting, storage cupboard with power supply, doors into the living room, kitchen.

LIVING ROOM



11' 8" x 11' 5" (3.56m x 3.48m) door leads into the rear garden with windows either side, electric heater, spotlighting, coved cornice, stairs lead up to the first floor.

KITCHEN

8' 1" x 5' 9" (2.46m x 1.75m) range of kitchen cupboards, drawers, marble effects worktop incorporating a single bowl single drainer stainless steel sink unit with mixer tap, cupboard under, tiled floor, built in Lamona oven and electric 4 ring hob with extractor over, fitted Lamona washing machine/tumble dryer, leaded light glazed window to the front, fitted fridge.

FIRST FLOOR

LANDING

hatch to the loft, doors lead into the bedroom and bathroom, coved cornice, cupboard housing a new electric boiler serving the hot water.

BEDROOM



11' 9" x 11' 5" (3.58m x 3.48m) window to the rear, electric heater, down lighting, coved cornice.

BATHROOM



8' 0" x 5' 10" (2.44m x 1.78m) panelled bath with overhead shower and hand shower attachment, shower screen, window to the front with obscure glazing, wash hand basin set into vanity unit with tiled splash back, low level wc, LED mirror, chrome heated towel rail, tiled floor.

OUTSIDE

REAR GARDEN



Measures about 24ft deep by 19ft wide. Walled. South east facing. Patio and area of grass. Access at the side of the house leads through to the front.

ALLOCATED PARKING

There is an allocated car parking space.

COUNCIL TAX

Council Tax Band D. £2,460.88 payable 2025/26,

SERVICE CHARGE

We understand that there is service charge of £300.00 per annum relating to the front access drive area.