

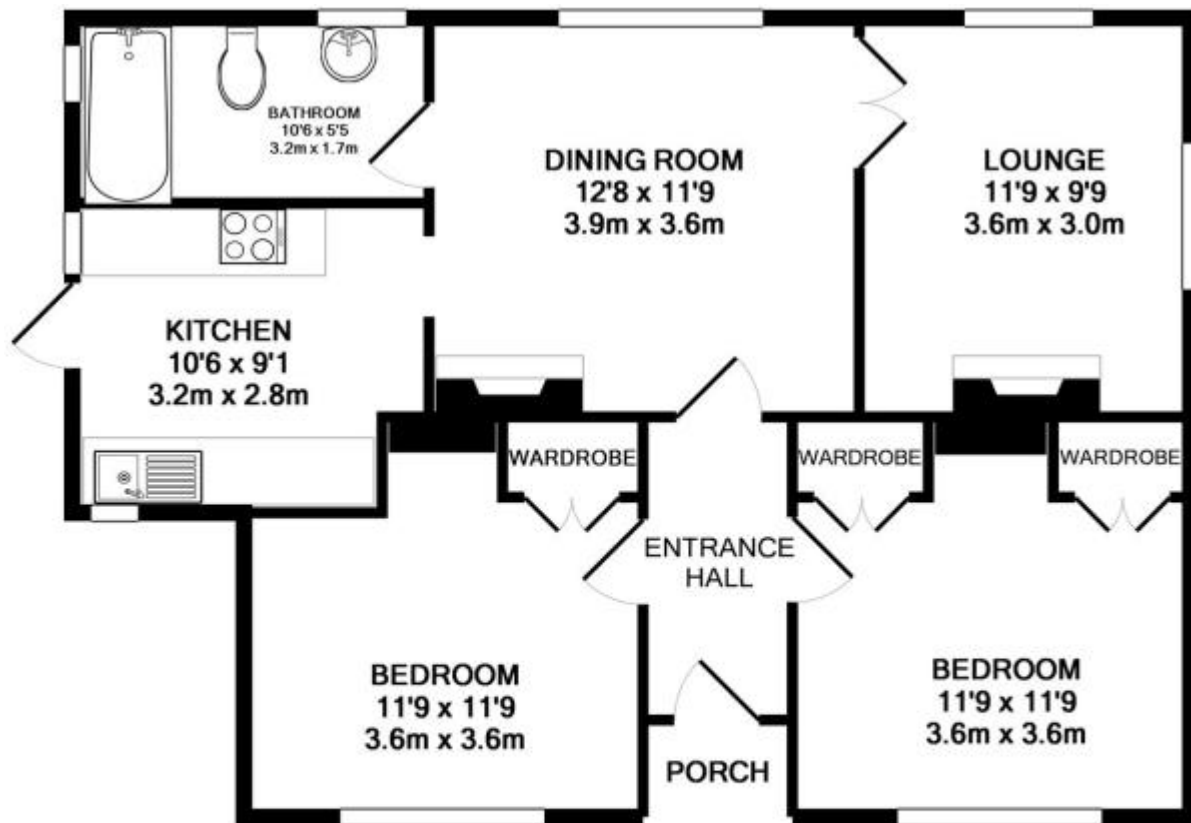
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TOTAL APPROX. FLOOR AREA 722 SQ.FT. (67.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



THE WHITE COTTAGE 14A HAMLIN ROAD, RIVERHEAD, SEVENOAKS, KENT TN13 2DL

Charming weatherboarded 2 bedroomed detached bungalow with lovely garden, garage to side with driveway and walk to shops and station. Located in a quiet cul de sac close to the heart on Riverhead the property offers a perfect downsize or potential to extend.

2 bedrooms ■ Kitchen ■ Dining Room ■ Lounge ■ Gas Central Heating ■ Double Glazed Windows ■ Bathroom ■ Garage ■ Driveway ■ Great development potential (stpp)

PRICE: £550,000 FREEHOLD



SITUATION

Riverhead is a highly sought after village located on the fringe of Sevenoaks. The village features a popular Tesco's superstore, a range of local shops, public houses and is generally renowned for its schooling. Commuter links are active with Dunton Green station less than half a mile away and the mainline Sevenoaks station approximately one mile away. Additional commuter links include access to the A21 and M23 / M25 at the Chevening and Morleys interchanges, which in turn provide access to London, Channel Tunnel, Dartford Tunnel, the South Coast, major airports and an international rail link at Ashford. The main town of Sevenoaks is approximately two miles in distance and features a comprehensive range of shops and facilities including restaurants, public houses, cafes and bars. The surrounding area offers a variety of sporting and recreational facilities including country walks, golf courses at Knole, Wildernesse and Nizels and sailing at Chipstead lakes. There are educational facilities at all levels spanning the areas of Sevenoaks, Tonbridge and Tunbridge Wells.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction to the traffic lights turning left (Pembroke Road) and proceed to the traffic lights. Turn right (London Road) and continue into Riverhead. At the first roundabout go straight over and at the second mini roundabout straight over again in the direction of Dunton Green. Hamlin Road is the second turning on the right hand side.

COVERED PORCH

Charming covered porch with quarry tiled floor, stained glass feature front door to entrance hall.

ENTRANCE HALL

Radiator, doors to bedrooms and dining room, laminate wood floor.

DINING ROOM



Double glazed leaded light window to rear, double doors to lounge, door to bathroom open to kitchen, laminate wood floor, fireplace.

LOUNGE



Double glazed leaded light window to side and rear, radiator, fireplace, laminate wood floor.

KITCHEN



Fitted with a range of wall and base units, work tops, stainless steel single drainer sink unit, 4 ring hob with extractor hood over, built in oven, fitted dishwasher and washing machine, space for fridge freezer, cupboard housing Worcester Bosch boiler, laminate wood floor, double glazed leaded light windows to the side and front, double glazed leaded light door to the side.

BEDROOM 1



Double glazed leaded light window to the front, 2 built in double wardrobes, fitted shelves, radiator.

BEDROOM 2



Double glazed leaded light window to the front, built in double wardrobe and drawers, radiator, fitted shelves.