

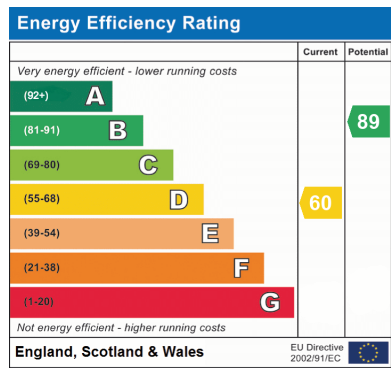


22 CHIPSTEAD LANE, SEVENOAKS, KENT TN13 2AG

Quintessential, charming 1 bed character cottage located in a quaint one way street close to the centre of Riverhead. This attractive property has been presented in a contemporary yet characterful manner and boasts a generous partly walled garden with studio and a large outside utility room/store. Viewing is a treat !

Sitting room with fireplace ■ Double glazing ■ Attractive cottage kitchen ■ Double bedroom ■ Bathroom ■ Separate generous rear garden with studio outbuilding ■ Utility/store room ■ Close to shops and station

PRICE: GUIDE PRICE £375,000 FREEHOLD





SITUATION

The property is conveniently located within easy reach of Sevenoaks mainline railway station (Charing Cross, Cannon Street, London Bridge or Waterloo (28-36 mins). Riverhead offers varied shops and a Tesco 24 hour superstore. The property is in the catchment area of Riverhead Infants School and Amherst Primary. Riverhead is a "Beacon School" and Amherst is a "National Curriculum Award School". The New Beacon and Granville prep Schools are also within short reach. 16th Century Knoke Park (National Trust) with varied family walks is close to Sevenoaks town centre. Chipstead Common is within easy reach as is Chipstead Lake for sailing and Chipstead Tennis Club. The town of Sevenoaks with its good shopping facilities, library, swimming pool complex is about one mile distant. Access onto the A21/M25 for London, the coast, Gatwick and Heathrow airports is within a short drive

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. On reaching the roundabout take the first exit left (Worships Hill) and then the second turning on the right into Witches Lane. Upon reaching the crossroads turn right (Chipstead Lane) and proceed down here and number 22 is on the left hand side.

SITTING ROOM



Double glazed front door and window to front, laminate wood floor, exposed brick chimney breast with open fireplace(not been

used for some time would need checking).

KITCHEN



Fitted with Shaker style wall and base units, worktops with inset 1 ½ bowl single drainer sink unit with mixer tap, electric oven and hob, display shelves and cabinets, extractor fan, laminate wood floor, stairs to first floor, double glazed door to rear communal court yard.

LANDING

Cupboards housing boiler and hot water tank.

BEDROOM



Double glazed window to front, radiator, cast iron fireplace, built in double wardrobe.

BATHROOM



White suite comprising panelled bath, low level W.C, pedestal wash hand basin, localised tiling. radiator, double glazed window to rear.

OUTSIDE

COMMUNAL COURTYARD AREA

Access to utility and pathway that leads to garden.

UTILITY/STORE



Accessed via the courtyard, power and light plumbed for washing machine, potential to create office space, plenty of storage.

REAR GARDEN



Approximately 40 x 30 partly walled and fully enclosed mainly grass with lovely modern garden/studio 8 x 7 and good size shed with power inside and outside.

COUNCIL TAX BAND C

