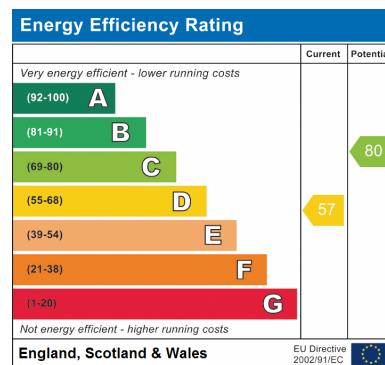


TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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2 PARK LANE, SEAL, SEVENOAKS, KENT TN15 0EE

A charming character cottage in a conservation area set well back from the road in a lovely position within easy reach of Seal High Street and close to Wildernesse Golf Club. This well proportioned period property enjoys a pleasing outlook and has a front garden with potential for off street parking subject to consent.

Lounge/Dining Room with inglenook fireplace ■ Kitchen ■ 2 Bedrooms ■ Gas Fired Central Heating ■ Contemporary Bathroom ■ Front Garden ■ Potential for off street parking subject to consent

PRICE: £450,000 FREEHOLD

SITUATION

This attractive property is located within easy reach of the centre of Seal with its local shops, library and bus routes to the surrounding district. The town centre of Sevenoaks with its excellent facilities including a fitness centre and swimming pool complex is about three miles distance. The main line railway station to London Charing Cross is a similar distance. Kemsing railway station for trains to London Victoria is within a short drive. Seal is surrounded by open countryside, providing good riding and walking opportunities. Wildernesse Golf Club is a short distance away.

DIRECTIONS

From Sevenoaks High Street proceed out of the town in a northerly direction passing through the Pembroke Road traffic lights and bearing right into Seal Hollow Road. Taking the lower road proceed to the traffic lights on the A25, turn right and proceed into Seal Village, proceed through the village taking the first right hand turning into Park Lane and number 2 can be found just before the turning into Wildernesse Avenue on your right.

GROUND FLOOR

FRONT PORCH

Stable door leading to glazed inner door.

LOUNGE/DINING ROOM



16' 2" x 11' 9" (4.93m x 3.58m) Inglenook fireplace with wood burning stove and oak bressumer, two multi paned secondary double glazed windows to the front, wall lights, leaded light glazed window to the side, double radiator, telephone point, thermostat

and base units, display corner shelves, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for fridge/freezer, under stairs storage cupboard, glazed screen through to the lounge/dining room, Bosch induction hob with double oven under and extractor over set within a canopy, mat well, stable door leads to the rear pedestrian access only.

FIRST FLOOR

LANDING

Double radiator, exposed beams, multi paned window to the side, wall light point, stairs lead up to the second floor.

BEDROOM 1



16' 8" x 12' 6" (5.08m x 3.81m) Two multi paned secondary double glazed windows to the front, double radiator, three wall lights, fitted wardrobes to one wall, exposed beams, built in airing cupboard and storage cupboard.

BATHROOM



7' 7" x 6' 9" (2.31m x 2.06m) Fitted by Badger Bathrooms comprising walk-in shower with Aqualisa

17' 3" x 7' 2" (5.26m x 2.18m) Multi paned window to the side, double radiator, built in feature cupboards.

OUTSIDE

FRONT GARDEN



There is an excellent front garden with a picket fence, large area of lawn, flower beds and borders stocked with a variety of shrubs, bushes and trees. There is space and potential for off street parking to front subject to consent.

COUNCIL TAX BAND D