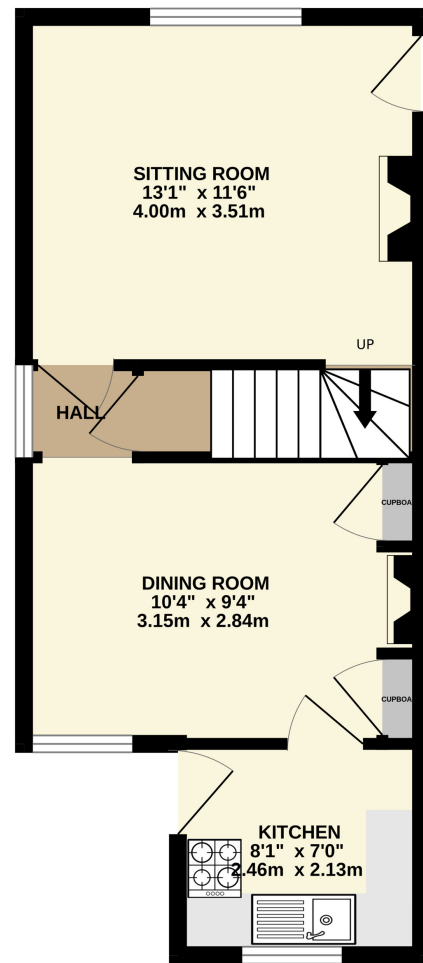
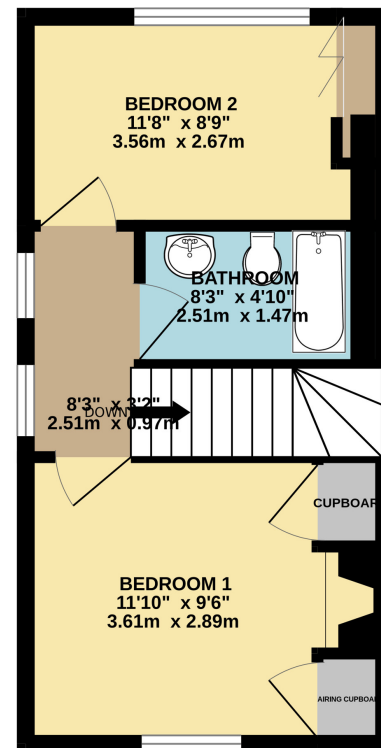


GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA : 638 sq.ft. (59.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



34 HIGH STREET, CHIPSTEAD, SEVENOAKS, KENT TN13 2RP

On the market for the first time in 32 years charming 2 bedroom end of terrace cottage built circa 1880 in the heart of Chipstead village. The property requires updating but offers a blank canvas to create the most delightful village home. There is off street parking to front, lovely garden to rear, a sitting room and separate dining room. Potential to enlarge (stpp) and offered for sale with no chain.

2 bedrooms ■ First floor bathroom ■ Sitting room ■ Dining Room ■ Kitchen ■ Off street parking ■ 60ft rear garden ■ Period Cottage ■ Gas central heating ■ Many original features

PRICE: GUIDE PRICE £525,000 FREEHOLD

SITUATION

Chipstead is a small village in the parish of Chevening, near Sevenoaks, just off the A21 and A25 roads. It is rapidly coming more a part of Sevenoaks and is within a short distance of the M25 motorway. Chevening Primary School and Amherst Primary School are a huge attraction to the property for young families.

Sevenoaks main line railway station with a service into London in half an hour is approximately one and a half miles distance, whilst the town of Sevenoaks with comprehensive shopping facilities is two miles distance. There are shopping facilities also to be found one mile from the property at Riverhead.

Sevenoaks is noted for its excellent educational and recreational facilities including golf courses at Knole, Widernesse and Nizels, sailing and angling at Chipstead Lakes, Bewl Water and Bough Beech. Motorway links to Gatwick and Heathrow via M25 and M23 is closeby.

DIRECTIONS

From our office in Dorset Street head north-west on London Rd. Continue to follow A224. At the roundabout, take the 1st exit onto Worships Hill/A25. Continue to follow A25 Turn right onto Westerham Rd Continue onto Homedean Rd Continue onto High St 34 High Street will be on the right.

GROUND FLOOR

SITTING ROOM



13' 1" x 11' 6" (3.99m x 3.51m) Original window to front, original front door, cast iron fireplace with wood surround, radiator, stairs to first floor, door to inner hall.

INNER HALL

Door to dining room, understairs storage cupboard, window to side.

DINING ROOM



10' 4" x 9' 4" (3.15m x 2.84m) Original windows to rear, radiator, attractive brick surround fireplace with built in side cupboards, door to kitchen.

KITCHEN



8' 1" x 7' 0" (2.46m x 2.13m) Fitted with white wall and base units and worktops, stainless steel single drainer sink unit, slot in cooker with over head extractor fan, plumbed for washing machine and dishwasher space for fridge freezer, wall mounted gas fired Ideal boiler, door to garden, part tiled walls and tiled floor.

FIRST FLOOR

LANDING



Two windows to side, radiator, doors to bedrooms and bathroom, painted floorboards.

BEDROOM 1



11' 7" x 10' 3" (3.53m x 3.12m) Original window to rear, radiator, cast iron fireplace, airing cupboard, storage cupboard, painted floorboards.

BEDROOM 2



11' 8" x 8' 9" (3.56m x 2.67m) Original window to front, radiator, fitted wardrobe, painted floorboards.

BATHROOM



8' 3" x 4' 10" (2.51m x 1.47m) White suite comprising panelled bath with overhead shower and screen, low level W.C., pedestal wash hand basin, painted floor boards, tiled walls, radiator.

OUTSIDE

FRONT GARDEN

There is a hedged garden to front with lawn and driveway. Wrought iron gate allowing side pedestrian access. Outside light and pathway to front door.

REAR GARDEN



There is approximately 60 ft rear garden with outside light, patio area which neighbour has pedestrian right of way but is seldom used. Steps to lawn and mature trees and shrubs, shed with preparation work for decked verandah.

COUNCIL TAX BAND E