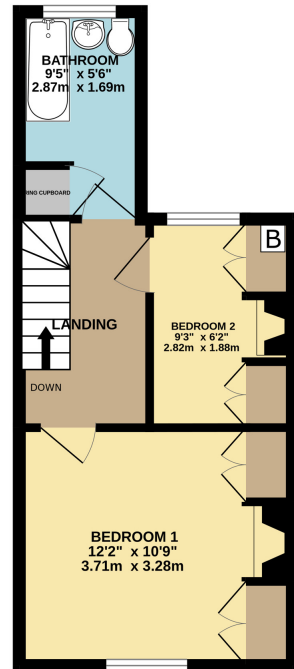
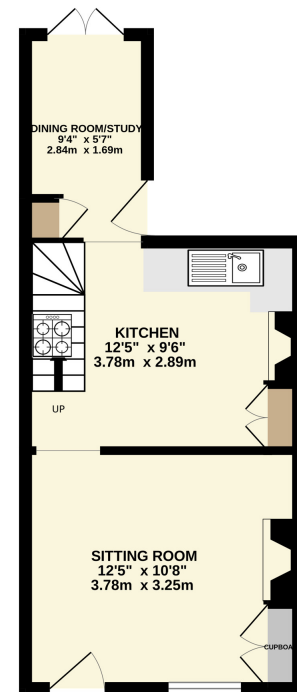
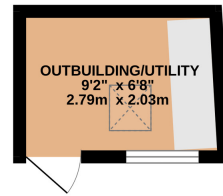


OUTSIDE
60 sq.ft. (5.6 sq.m.) approx.

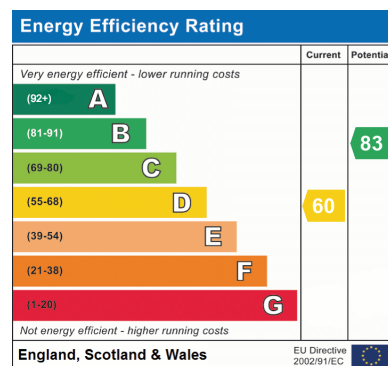
GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.

1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 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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18 CHIPSTEAD LANE, SEVENOAKS, KENT TN13 2AG

One of four delightful Victorian cottages known as Myrtle Cottages situated in a sought after road conveniently located for local shopping facilities and the popular Riverhead and Amherst schools. This two bedroom home hosts all the attributes of a character property with contemporary convenience and a charming courtyard garden leading to a useful outbuilding/utility room. Sevenoaks station is within one mile and Sevenoaks town centre about one and a half miles distant. No Chain.

2 bedrooms ■ Bathroom ■ Sitting Room ■ Kitchen ■ Study/Dining Room ■ Lovely courtyard ■ Outside Utility/Store ■ No Chain

PRICE: GUIDE PRICE £445,000

SITUATION

The property is conveniently located in a conservation area within easy reach (20 minutes walk) 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 lies in the catchment area of Riverhead Infants School (ages 5-8) and Amherst Primary (ages 8-11). The New Beacon (Boys) and Granville (Girls) prep Schools are also within short reach. There are a number of other very good schools in the area. 16th Century Knole 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. The property will be found on the left hand side.

GROUND FLOOR

SITTING ROOM



10' 11" x 10' 10" (3.33m x 3.30m) Double glazed sash window to front, radiator, Victorian cast iron fireplace with gas fire, cupboard housing gas and electric meters, RCD unit, built in shelving, open to kitchen.

KITCHEN



12' 3" x 9' 4" (3.73m x 2.84m) Fitted with Shaker style wall and base units with wood effect worktops, 1 1/2 bowl single drainer sink unit, localised tiling, exposed brick chimney breast, slot in electric and under counter fridge/freezer, stairs to 1st floor.

STUDY/DINING ROOM



8' 2" x 5' 9" (2.49m x 1.75m) Stable door to side, French doors to garden, coats cupboard, tiled floor.

FIRST FLOOR

LANDING



Doors to bedroom and bathroom.

BEDROOM 1



12' 2" x 10' 9" (3.71m x 3.28m) Double glazed sash window to front, radiator, cast iron Victoria fireplace, 2 built in wardrobes.

BEDROOM 2



9' 3" x 6' 2" (2.82m x 1.88m) Double glazed window to rear, radiator, fitted wardrobes, cupboard housing Valliant boiler.

BATHROOM



9' 4" x 5' 7" (2.84m x 1.70m) White suite comprising panelled bath, low level W.C., pedestal wash hand basin, double glazed window to rear, chrome heated towel rail, airing cupboard housing hot was tank.

OUTSIDE

REAR GARDEN



Courtyard garden paved with brick walled beds.

UTILITY/STORE ROOM



9' 2" x 6' 8" (2.79m x 2.03m) Leaded light window to front, Velux window, base unit with sink and worktop, washing machine and tumble dryer.

COUNCIL TAX BAND D £2307