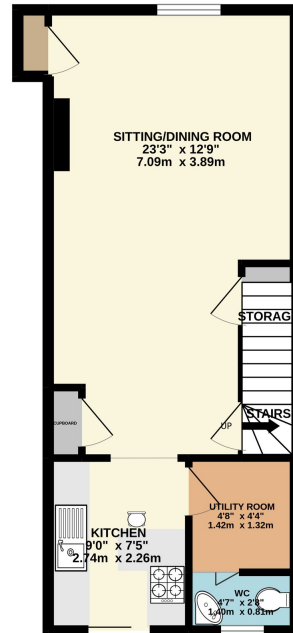
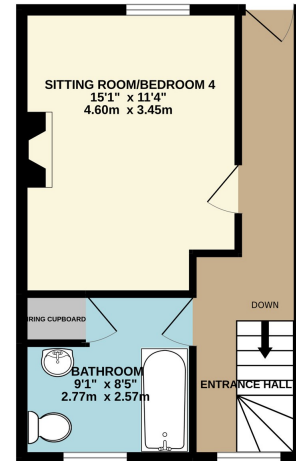


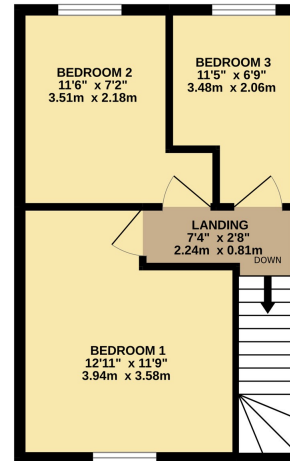
LOWER GROUND FLOOR
416 sq.ft. (38.7 sq.m.) approx.



GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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		84
(69-80)	C		
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



98 CHIPSTEAD LANE, RIVERHEAD, SEVENOAKS, KENT TN13 2AQ

Charming 3/4 bedroom Victorian town house with a delightful view over Chipstead Common. The property has been well cared for and offers an opportunity to extend and improve to your own style. The loft has untapped potential and there is a superbly well established 80ft rear garden to enjoy.

23' Sitting/dining room Kitchen opening to garden Utility room Cloakroom 3 further bedrooms Bathroom
Lovely 80ft rear garden Drawing room/bedroom 4 View over Chipstead Common Superb position for Chipstead and Amherst schools

PRICE: £695,000 FREEHOLD

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.

LOWER GROUND FLOOR

SITTING/DINING ROOM

23' 3" x 12' 9" (7.09m x 3.89m) Upvc double glazed window to front, radiator, under stairs cupboard, cupboard housing boiler which was installed in 2021, cupboard housing meters and RCD unit, archway to kitchen.



KITCHEN

9' 0" x 7' 5" (2.74m x 2.26m) Fitted with wall and base units and breakfast bar, part tiled walls, tiled floor, gas cooker point, extractor hood, stainless steel single drainer sink unit, double glazed doors to garden, door to Utility room.



UTILITY ROOM

4' 8" x 4' 4" (1.42m x 1.32m) Space and plumbing for washing machine, fridge/freezer, door to cloakroom.

CLOAKROOM

4' 7" x 2' 8" (1.40m x 0.81m) Low level W.C., corner wash hand basin, splashback, tiled floor, opaque double glazed window to rear.

GROUND FLOOR

ENTRANCE HALL

21' 10" x 3' 0" (6.65m x 0.91m) Front door to entrance hall.

DRAWING ROOM/BEDROOM 4

15' 1" x 11' 4" (4.60m x 3.43m) Double glazed window to front.



BATHROOM

8' 5" x 9' 1" (2.57m x 2.77m) Cupboard housing hot water tank, panelled bath with overhead shower, low level W.C., vanity unit, heated towel rail, double glazed window to rear with views



FIRST FLOOR

LANDING

7' 4" x 2' 8" (2.24m x 0.81m) Access to boarded loft ready to be converted, doors to bedrooms.

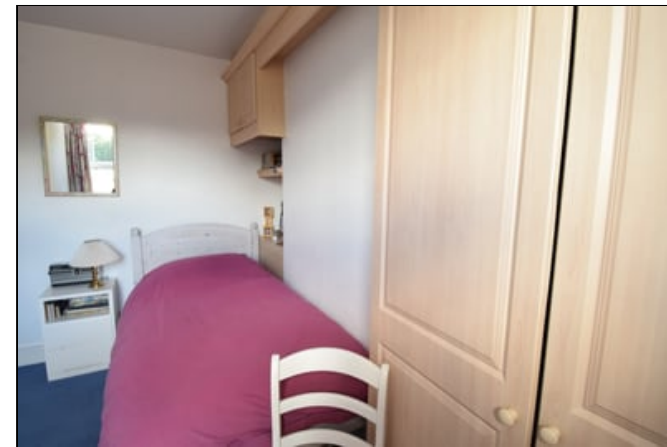
BEDROOM 1

12' 11" x 11' 9" (3.94m x 3.58m) Double glazed window to rear.



BEDROOM 2

11' 6" x 7' 2" (3.51m x 2.21m) Double glazed window to front, radiator, fitted wardrobes.



BEDROOM 3

11' 5" x 6' 9" (3.48m x 2.06m) Double glazed window to front, radiator

OUTSIDE

REAR GARDEN

Approximately 80ft paved patio to lawn, well stocked borders, pond, vegetable garden and shed. Next door has right of way over garden.



COUNCIL TAX BAND D