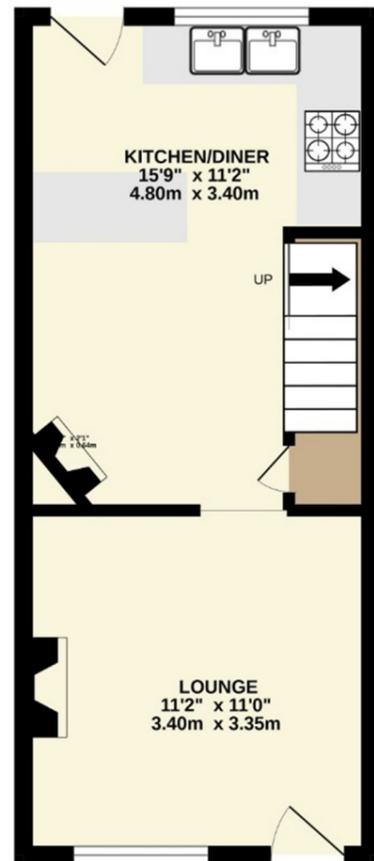
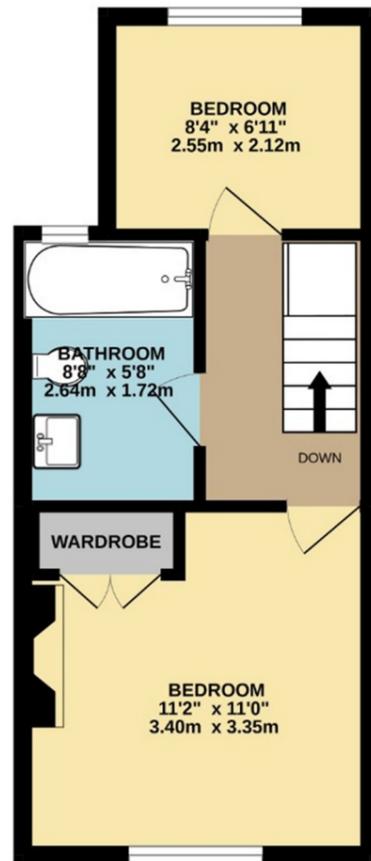


GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.

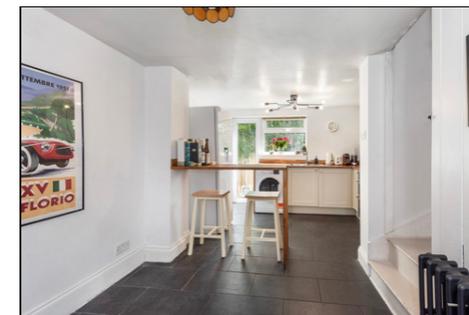


1ST FLOOR
272 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 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+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



44 LONDON ROAD, SEVENOAKS TN13 2UG

Inviting, charming and character are just a few words that describe this two bedroom end of terrace cottage built circa 1881. The lounge boasts fireplace and original floorboards the dining room boasts original wood burning stove to create a quaint ambiance and then opens to a more contemporary stylish kitchen which leads to a professionally landscaped garden, great for entertaining. No chain.

Charming sitting room ■ Bespoke kitchen/dining room with original stove fireplace ■ 2 Bedrooms ■ Stylish relaxing bathroom ■ Gas central heating ■ Double glazing ■ Professionally landscaped rear garden for idyllic retreat and side access ■ Chain Free

PRICE: GUIDE PRICE £395,000 FREEHOLD

SITUATION

Conveniently situated close to all local amenities including the 24 hour Tesco superstore and Dunton Green main line railway station both within walking distance. Other facilities are in Riverhead village about three quarters of a mile away. Sevenoaks with its excellent shopping and leisure facilities is about two and a half miles distant and Sevenoaks main line railway station (for services to London Bridge, Cannon Street, Waterloo and Charing Cross) is about two miles distant. The Chevening interchange at Bessels Green for junction 5 of the M25 and for the A21 for London or the coast is within a short drive. There are excellent educational and recreational facilities in the area. Historic National Trust owned Knole with its 1,000 acre deer park in which to roam is easily reached.

DIRECTIONS

From Sevenoaks proceed north on the London Road (A224) into Riverhead. Take the road to your right at the roundabout and straight across towards Dunton Green at the second roundabout. Go over the next roundabout by the Tesco superstore and number 44 can be found on your right hand side.

GROUND FLOOR

LOUNGE



11' 2" x 11' (3.40m x 3.35m) Front door into lounge, original refurbished floor boards, cupboard housing RCD unit and electric meter, fireplace with original grate, open to dining room.

KITCHEN/DINING ROOM



15' 9" x 11' 2" (4.80m x 3.40m) Original stove fireplace, tiled floor, cast iron Victorian style radiator, understairs cupboard, bespoke units comprising of solid wood breakfast bar, wood worktops, integrated washer dryer, double oven, Stoves gas hob, stainless steel extractor fan, cupboard housing combi boiler, stainless steel double sink unit, wooden upstands, double glazed window and door to rear.

FIRST FLOOR

LANDING

8' x 5' 3" (2.44m x 1.60m) Original flooring, stripped wood internal doors to bedrooms and bathroom.

BEDROOM 1



11' 2" x 11' (3.40m x 3.35m) Double glazed window to front, loft hatch to boarded loft, original flooring and cast iron fireplace and fitted wardrobes.

BEDROOM 2



8' 4" x 6' 11" (2.54m x 2.11m) Double glazed window to rear, radiator.

BATHROOM



8' 8" x 5' 8" (2.64m x 1.73m) A real sanctuary to relax in comprising panelled double ended bath with overhead rainfall shower, glass screen, low level W.C., and large Victorian style wash hand basin inset to furniture, Burlington taps, Victorian style heated towel radiator, part tiled walls, wood floor.

OUTSIDE

FRONT GARDEN

There is an enclosed area of garden to front with small shrubs and pathway to front door and side gate.

REAR GARDEN



There is a delightfully professionally landscaped rear garden with a rose that is believed to have been in the garden since the property was built, it is mainly shingle with pergola, pathway and garden shed.

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