



TOTAL FLOOR AREA : 1189 sq.ft. (110.5 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+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



38 CHILDSBRIDGE LANE, SEAL, SEVENOAKS, KENT TN15 0BW

On the market for the first time in 60 years and presenting a fantastic opportunity to acquire a spacious family home with a generous, well-maintained garden and plenty of parking on the private driveway. With three bedrooms, two reception rooms, utility space, downstairs toilet and garage. Offering ample potential to extend, refurbish and remodel to ones own taste and to create the perfect space for new memories to be made. NO CHAIN.

Semi-detached ■ 3 bedrooms ■ Downstairs toilet ■ Parking on private driveway ■ Generous garden ■ Detached garage ■ Space for potential loft conversion ■ Residential location ■ Extension potential stpp ■ Fantastic opportunity to refurbish

PRICE: £550,000 FREEHOLD

SITUATION

Located within easy reach of the centre of this bustling village, with its local shops, library, public house, café and bus routes to the surrounding district. Seal is surrounded by open countryside, providing good riding and walking opportunities. Seal Primary School is just a few minutes walk from the property, with Trinity School, Weald of Kent Grammar School for girls and Tunbridge Wells Boys Grammar only a short distance away via a public footpath.

The town centre of Sevenoaks with its excellent facilities including a fitness centre and swimming pool complex is about 2.5 miles distant. Sevenoaks main line railway station is a similar distance, and provides direct services to London Bridge in as little as 22 minutes. Kemsing station is approximately 1.5 miles away, and offers direct trains to stations such as London Victoria. Bat & Ball station is only 1.5 miles away, which provides Thameslink services to London Blackfriars.

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. Take the first left hand turning which is School Lane and keeping left proceed to the end of the road. Turn left here into Childsbridge Lane and proceed towards Kemsing. The house will be found on your right hand side just after the turning also on your right hand side to Landway, prior to Zambra Way and Meadowlands.

GROUND FLOOR

ENTRANCE PORCH

Stairs up to first floor, with doors to lounge and dining room. Radiator, shelf, cupboard housing electricity meter.

LOUNGE



17' 4" x 11' 0" (5.28m x 3.35m)

Double glazed window to the front looking out to the front garden, with radiator beneath. Wooden fitted cupboards and display cabinet, radiator and electric fire. There is a service hatch to the kitchen and patio doors to the garden.

DINING ROOM



11' 10" x 10' 9" (3.61m x 3.28m)

Panelled with double glazed windows to the front and side and doors to the entrance area and kitchen. Integrated storage cupboard providing ample room for coats, with additional cupboard space above.

KITCHEN



14' 0" x 4' 10" (4.27m x 1.47m)

Range of wall and base units with tiled splashback and wood effect floor. There is a breakfast bar area and service hatch to the lounge, an oven and electric hob, ample cupboard space and a stainless steel sink and drainer. Double glazed windows to the rear and side.

LOBBY

Tiled floor with doors to kitchen, cloakroom, utility area, workshop, rear garden and front garden.

CLOAKROOM

Low level WC, wash hand basin, opaque double glazed window to side.

UTILITY AREA

4' 10" x 3' 0" (1.47m x 0.91m)

Gas fired condensing boiler installed in 2021, tiled floor, shelving.

FREEZER AREA

8' 8" x 3' 8" (2.64m x 1.12m)

Space for freezer with storage cupboard above.

WORKSHOP

Light and shelving.

FIRST FLOOR

LANDING

Doors to bathroom and bedrooms, double glazed window to rear looking out to garden with radiator beneath. Display shelf and hatch to the loft. The large loft has a drop down ladder and is partly boarded, and the roof is felted.

BEDROOM 1



13' 8" x 11' 0" (4.17m x 3.35m)

Double bedroom with radiator and display shelf, integrated storage cupboard with rail and shelf, and double glazed window to the front.

BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m)

Tiled with opaque double glazed window to the side. Low level WC, bath with shower wand, wall-mounted hand wash basin, radiator, wall-mounted mirror, wall-mounted mirror cabinet. There is a large airing cupboard with shelving and hooks, and a hot water tank with immersion heater to the side, providing backup to the gas heating.

BEDROOM 2

11' 0" x 10' 0" (3.35m x 3.05m)

Double bedroom with double glazed window with radiator beneath, wall-mounted mirror and a large integrated storage cupboard with rail and shelving.

BEDROOM 3



9' 0" x 8' 6" (2.74m x 2.59m)

Panelled with shelving, double glazed window to rear, integrated storage cupboard with rail and shelving.

OUTSIDE

FRONT GARDEN

Partially screened behind bushes, with lawn, pathway, pretty flower beds with lavender and other shrubs. There is a long driveway to the garage, providing ample parking space.

REAR GARDEN



Generous rear garden approximately 50ft by 50ft, mostly laid to lawn with brick patio and hedging. There is a pergola seating area and side access via a wooden gate by the garage. Neatly planted beds filled with colourful flowers.

GARAGE

Wooden double doors, shelving inside.

COUNCIL TAX

Band D: Approx. £2,261.43 2024/25 figure