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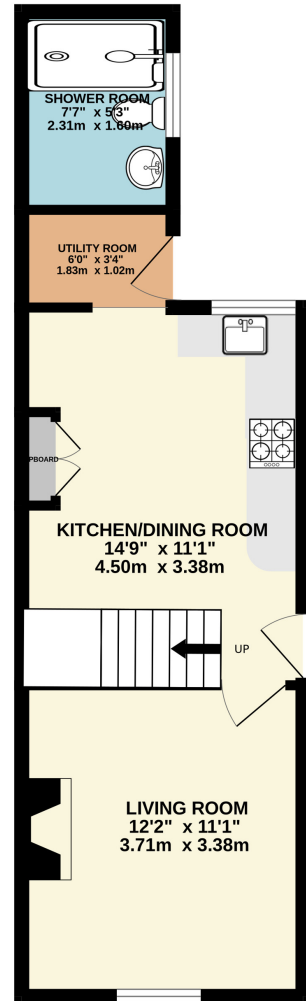
an estate agent since 1975

3b Dorset Street
Sevenoaks
Kent TN13 1LL

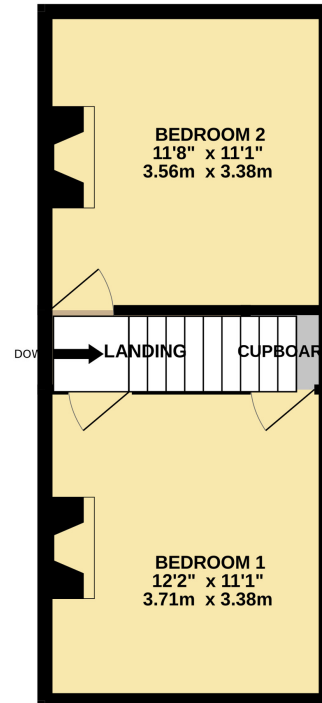
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GROUND FLOOR
359 sq.ft. (33.4 sq.m.) approx.

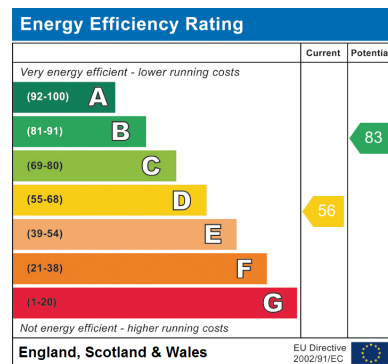


1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 643 sq.ft. (59.7 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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19 CROWN ROAD, SHOREHAM, SEVENOAKS, KENT TN14 7TN

This idyllic property has been fully refurbished with 20th century materials to the highest quality while still retaining its quaint cottage appeal with a little twist of contemporary flare. There are original features blended with sleek interior and in one of the most sought after village location. The property is offered for sale newly refurbished and vacant.

2 double bedrooms with Victorian fireplaces ■ Living room with lovely wood burning stove ■ Utility Room ■ Electric Radiators ■ Newly fitted shower room ■ Rewired and replumbed ■ New double glazed windows and doors ■ Rear garden with resin patio

PRICE: £550,000 FREEHOLD



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SITUATION

Shoreham is a picturesque village that offers a church, post office, village store, aircraft museum, station, primary school, golf course, pubs and restaurants (including Mount Vineyard). Sevenoaks town is a short drive away (5.2 miles) and provides supermarkets and high street shopping. Shoreham station is a short walk away and Otford station is just 2 miles distant providing services to Victoria and Blackfriars, and of course Sevenoaks where there is a fast service to Cannon Street, Charing Cross and London Bridge. Apart from the village primary school there are also schools in Otford and Eynsford. There is an array of secondary schools including Knole Academy in Sevenoaks as well as the satellite grammar schools for both boys and girls. There are other grammar schools further afield in Tonbridge and Tunbridge Wells. The private sector includes Sevenoaks School, Walthamstow Hall, Solefields and New Beacon in Sevenoaks, St Michael's and Russell House prep schools in Otford, and Radnor House in Sundridge. There is an abundance of golf courses in the area, and leisure centres can be found in Sevenoaks, Hildenborough and Tonbridge. A good number of walking routes can be found locally. Shoreham is within easy reach of junctions 4 & 5 of the M25, Gatwick and Heathrow airports, and the channel tunnel

DIRECTIONS

From Sevenoaks High Street head north on the A225 and go across the main traffic lights at the bottom of St John's Hill. Continue along this road going passed a big Sainsbury's on the right. Go straight over the round about and at the next roundabout in Otford (with pond in centre) take the second exit and bear left on to Shoreham Road going passed Otford station on the right. Continue for just over a mile and then turn left on to Station Road. Turn right on to the High Street then right into Crown Road.

GROUND FLOOR

KITCHEN



11' 1" x 17' 9" (3.38m x 5.41m) Front door, double glazed

LIVING ROOM



11' 1" x 12' 2" (3.38m x 3.71m) Double glazed window to front, wood floor, electric radiator, cream Carron wood burning stove, cupboard housing electric meter and RCD unit.

UTILITY ROOM



6' 0" x 3' 4" (1.83m x 1.02m) Double glazed door to side, plumbed for washing machine, space for tumble dryer.

BATHROOM



7' 7" x 5' 3" (2.31m x 1.60m) White suite comprising enclosed double shower cubicle with rainfall and handheld shower, pedestal wash hand basin, low level W.C., wall mounted mirror with light, chrome heated towel rail, extractor fan.

BEDROOM 1



11' 1" x 12' 2" (3.38m x 3.71m) Double glazed window to front, electric radiator, Victorian fireplace, built in over stairs cupboard.

BEDROOM 2



11' 1" x 11' 8" (3.38m x 3.56m) Double glazed window to rear, electric radiator.

OUTSIDE

REAR GARDEN



The low maintenance garden has been split in tow with a resin patio area and a new retained garden area.

COUNCIL TAX BAND D