

Approx Gross Internal Area
63 sq m / 678 sq ft

Bathroom
1.67m x 1.61m
5'6" x 5'3"

Rear Lobby

Kitchen
1.70m x 2.43m
5'7" x 8'0"

Dining Room
3.24m x 3.58m
10'8" x 11'9"

Sitting Room
3.26m x 3.66m
10'8" x 12'0"

Stairs

Bedroom 2
3.34m x 4.60m
10'11" x 15'1"

Bedroom 1
3.30m x 3.72m
10'10" x 12'2"

Ground Floor
Approx 35 sq m / 375 sq ft

First Floor
Approx 28 sq m / 303 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		90
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	47	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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6 RIVERDALE COTTAGES, CROWN ROAD, SHOREHAM, SEVENOAKS, KENT TN14 7TW

Built circa 1870 for the mill workers of Shoreham papermill, which was part of the Victorian eras economy boost for the area. Delightful 2 bedroom historic cottage within a small terrace of eight properties. On the market for the first time in many years this character home offers a blank canvass to improve and update to ones own taste and design as there has been little renovations in recent years but many features of a bygone era remain . As the name implies the cottage sits along the banks of the River Darent at the end of this lovely sought after cul de sac in the beautiful village of Shoreham.

2 bedrooms ■ Sitting Room ■ Dining Room ■ Kitchen ■ Bathroom ■ Riverside aspect ■ Sought after location ■

No chain ■ Gardens to front and rear ■ Opportunity to refurbish to ones own taste

PRICE: GUIDE PRICE £430,000 FREEHOLD

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SITUATION

The property is located in a central position in Shoreham village, offering a number of local and useful amenities including a village shop, a number of pubs, an attractive tea room, a primary school, a village church, the popular Samuel Palmer pub, The Mount Vineyard and an aircraft museum. Shoreham railway station has trains to Central London including Blackfriars with easy connections to London Victoria and London Bridge. The station also provides services to Sevenoaks. The village of Shoreham is surrounded by glorious open countryside with an abundance of wonderful trails and walks available right on your doorstep. Darenth Valley golf course is also located towards the edge of the village. More comprehensive shopping facilities in the larger town of Sevenoaks lie within easy reach, approximately fifteen minute drive away.

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. Riverdale Cottages are at the bottom on the left hand side.

GROUND FLOOR

SITTING ROOM



Front door leading into sitting room, window to front overlooking the river, brick surround fireplace open to inner lobby with stairs to first floor and open to dining room.

DINING ROOM



11' 9" x 10' 8" (3.58m x 3.25m) Door to kitchen window to rear, brick surround fireplace.

KITCHEN



8' 0" x 5' 7" (2.44m x 1.70m) Stainless steel single drainer sink unit, shelving and freestanding cupboard work top, larder cupboard, plumbing for washing machine, Window and door to side.

BATHROOM



5' 6" x 5' 3" (1.68m x 1.60m) Bath, wall mounted wash hand basin, low level W.C., secondary glazed window to rear, part tiled walls..

FIRST FLOOR

LANDING

Access to loft which is partially boarded and insulated.

BEDROOM 1



12' 2" x 10' 10" (3.71m x 3.30m) Window to front, Victorian fireplace.

BEDROOM 2



10' 11" x 15' 1" (3.33m x 4.60m) Window to rear, Victorian fireplace, airing cupboard.

OUTSIDE

FRONT GARDEN



Tiered and sloping down towards the river offering an ideal place to create a riverside retreat .

REAR GARDEN



Enclosed area of rear garden with shrubs and timber garden shed.

COUNCIL TAX BAND E £2957

AGENTS NOTE

You have right of way to front and rear as do your the other cottages where required.