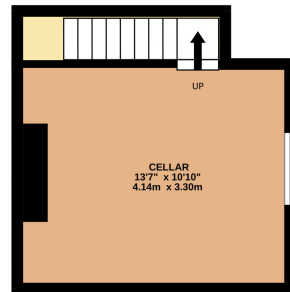
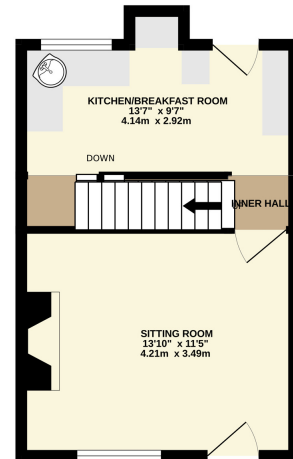


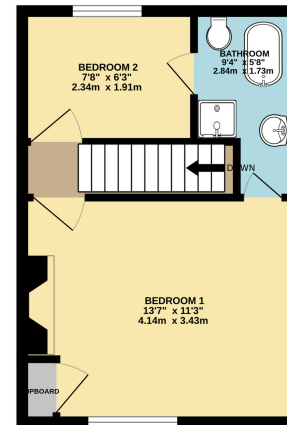
LOWER GROUND FLOOR  
179 sq.ft. (16.7 sq.m.) approx.



GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 6 CHURCH TERRACE, CHURCH ROAD, SEAL, KENT TN15 0AX

Charming 2 bedroom end of terrace character cottage, greatly improved in recent years to offer a delightful adaptable home. There is a cellar which could be bedroom, office or dining room, a sitting room with wood burning stove and exposed brick fireplace, country kitchen/breakfast room. Upstairs there are two well presented bedrooms with a beautiful Juliet bathroom. There is a gorgeous garden to rear with useful outbuilding.

- 2 Bedrooms
- Lovely bathroom with separate shower
- Sitting Room with wood burning stove
- Country kitchen/breakfast room
- Cellar with potential to be office or dining room
- Lovely garden with outbuilding and side pedestrian access
- Gas central heating



## SITUATION

This charming end of terrace period property is located in a central position well off the high street in the heart of the village of Seal with its bustling village shops, library and bus routes. The town centre of Sevenoaks with its excellent facilities including leisure centre with indoor pool, selection of shops and supermarkets is about 3 miles away. The main line railway station to London Charing is similar distance. Kemsing railway station for London Victoria is within a short drive. There is a great local primary school and transport to surrounding secondary schools. Seal is surrounded by open countryside with great walking and riding facilities.

## DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction passing through Pembroke Road traffic lights and then bearing right into Seal Hollow Road. Proceed to the end and then take a right at the traffic lights towards Seal on the A25. As you proceed into Seal Village take a left hand turn just past the library into School Lane and then immediate right into Church Road. Church Terrace shall be found on your left hand side towards the end.

## GROUND FLOOR

### SITTING ROOM



13' 7" x 11' 5" (4.14m x 3.48m) Double glazed Sash window to front, radiator, exposed brick chimney breast with wood burning stove, wooden flooring, doorway to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM



13' 7" x 9' 7" (4.14m x 2.92m) Fitted with Shaker style wall and base units, wood worktops, space for range style cooker, ceramic round sink set into worktop, display cabinet, plumbed for washing machine, integrated fridge freezer, integrated dishwasher, tiled floor, part tiled walls, double glazed window to rear, part glazed door to garden, stairs to cellar and first floor.

## LOWER GROUND FLOOR

### CELLAR/OFFICE/DINING ROOM



13' 7" x 10' 10" (4.14m x 3.30m) Fitted velux window to side, radiator, wood floor.

## FIRST FLOOR

### LANDING

Doors to bedrooms, access to boarded loft, boiler in the loft.

### BEDROOM 1



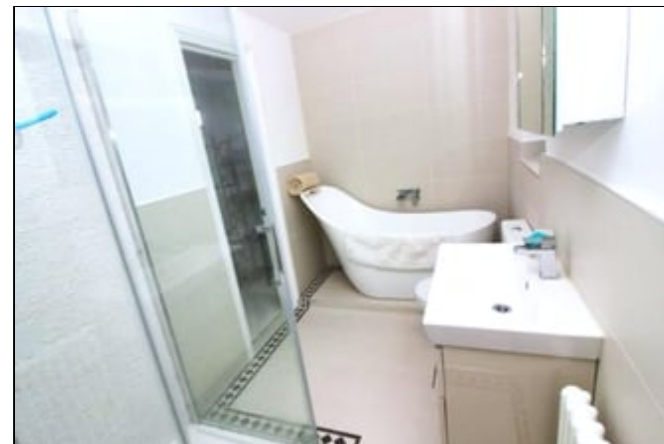
13' 7" x 11' 3" (4.14m x 3.43m) Double glazed Sash window to front, radiator, built in cupboard, feature fireplace with wooden surround and tiled hearth, door to bathroom.

### BEDROOM 2



7' 8" x 6' 3" (2.34m x 1.91m) Double glazed window to rear, radiator, door to bathroom.

### BATHROOM



9' 4" x 5' 8" (2.84m x 1.73m) Beautifully fitted white suite comprising slipper bath, enclosed shower cubicle, low level W.C., floating vanity unit with sink inset, vanity cupboard with mirror, tiled walls and floor, radiator, doors to bedrooms.

## OUTSIDE

### REAR GARDEN



There is a lovely garden to rear with raised paved patio, steps down to pathway with lawns either side and well stocked borders. There is a useful timber workshop with power and heating, outside tap and power socket. There is side pedestrian access

### COUNCIL TAX BAND D

