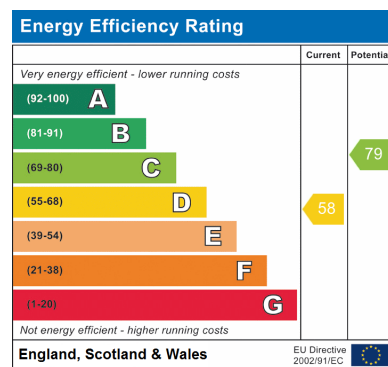


TOTAL APPROX FLOOR AREA 1659.68 SQ.FT. (154.19 SQ. M.)
For Identification Purposes Only.



20 HIGH STREET, SEAL, SEVENOAKS, KENT TN15 0AJ

Once through the high street facade, a warm wealth of charm and character greet you within this 3 bed, 2 bathrooms, link end of terraced much loved family home. The flow and the space are a delight and the garden with parking to rear has been cultivated to create a veritable oasis for wildlife and entertaining. You must not over look this gem of a property at first glance as it is sure to please once inside.

Lounge with attractive wood burning stove ■ Dining Room ■ Country kitchen/breakfast room ■ Superbly stocked garden overlooked by raised deck for entertaining ■ Bedroom with ensuite shower room ■ 2 Further bedrooms ■ Lovely Family bathroom ■ Cloakroom ■ 2 room cellar ■ 18 ft conservatory ■ Off street parking to rear for three cars

PRICE: GUIDE PRICE £625,000 FREEHOLD



SITUATION

This spacious period property is located in the heart of this bustling village with its local shops, library and bus routes to the surrounding district. The town centre of Sevenoaks with its excellent facilities including a fitness centre and swimming pool complex is about three miles distant and the main line railway station at Sevenoaks to London Charing Cross is a similar distance. Otford station is also only a short drive and offers good service to London Victoria and Ashford International. Seal is surrounded by open countryside, providing good riding and walking opportunities.

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. Continue through the village and number 20 can be found on the right hand side before you reach Park Lane.

CELLAR

OFFICE

12' 6" x 9' 4" (3.81m x 2.84m) Light, RCD unit, gas meter.

UTILITY

11' 10" x 5' 8" (3.61m x 1.73m) Power, light, space for tumble dryer.

GROUND FLOOR

ENTRANCE HALL

12' 7" x 5' 6" (3.84m x 1.68m) Front door into entrance hall, Karndean flooring, doors to kitchen/breakfast and dining room.

KITCHEN



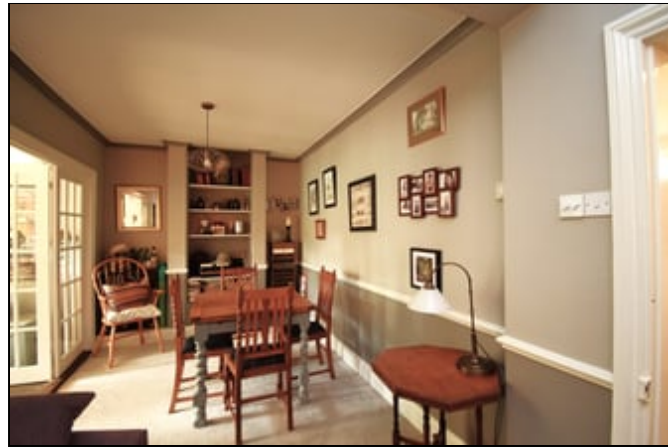
13' 8" x 13' 3" (4.17m x 4.04m) Dual aspect double glazed window to front and side, wall mounted boiler, lovely shaker style wall and base units, wood worktops, stainless steel 1 ½ bowl sink unit, Belling gas range cooker, American style fridge/freezer, integrated dishwasher and washing machine, magic corner, pull out larders, integrated trays, concealed lighting, part tiled walls, Karndean flooring.

LOUNGE



17' 0" x 12' 5" (5.18m x 3.78m) Double glazed window to conservatory, radiators, built in corner TV cabinet, wood burning stove, wood surround, dado rail, open to dining room.

DINING ROOM



14' 4" x 8' 7" (4.37m x 2.62m) Double glazed window and door to conservatory.

CONSERVATORY



18' 0" x 14' 4" (5.49m x 4.37m) Double glazed window and door to garden, radiator, tiled floor.

FIRST FLOOR

LANDING

Double glazed window to front, radiator, doors, to bedrooms, bathroom

and stairs to 2nd floor.

BEDROOM 1



14' 2" x 10' 3" (4.32m x 3.12m) Double glazed window to front, radiator, fitted wardrobes to one wall laminate wood floor

EN SUITE

Enclosed shower with Aqualisa shower, vanity unit.

BEDROOM 2



11' 5" x 7' 10" (3.48m x 2.39m) Double glazed window to rear, built in wardrobes.

BATHROOM



8' 6" x 8' 6" (2.59m x 2.59m) Opaque double glazed window to rear, panelled bath, pedestal wash hand basin, chrome heated towel rail, low level W.C., tiled walls and part wood panel, Aqualisa rain shower.

SECOND FLOOR

BEDROOM 3



13' 0" x 11' 3" (3.96m x 3.43m) Double glazed window to rear, eaves access, radiator.

OUTSIDE

REAR GARDEN



Approximately 80ft, raised decked area superb for entertaining, superbly stocked with meandering pathway, wildlife habitats, kitchen garden with greenhouse and shed. Gate to rear and off street parking for 3 cars to the rear.

OFF STREET PARKING

There is off street parking for 3 cars to rear.

COUNCIL TAX BAND E