



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(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	



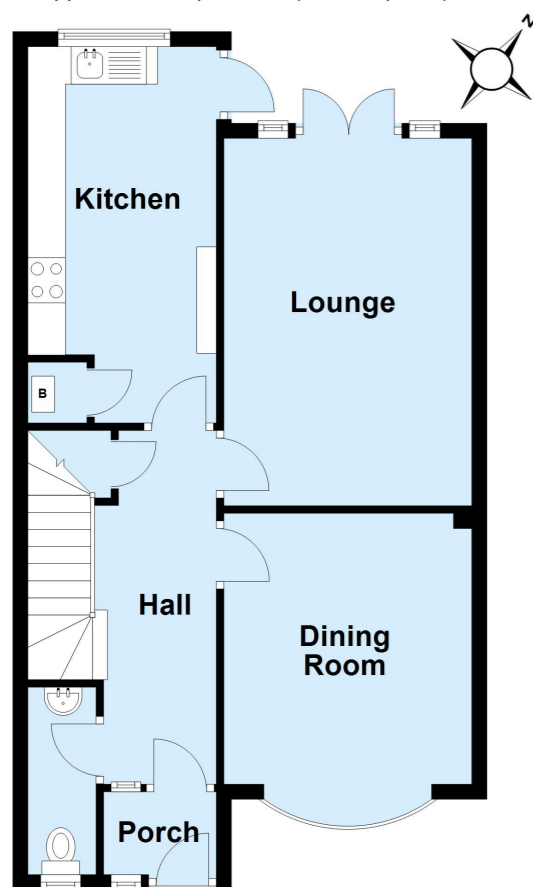
Viewing by appointment with our Petts Wood Office - 01689 606666

Halstead Croft, Shoreham Lane, Halstead, Sevenoaks, Kent, TN14 7DD

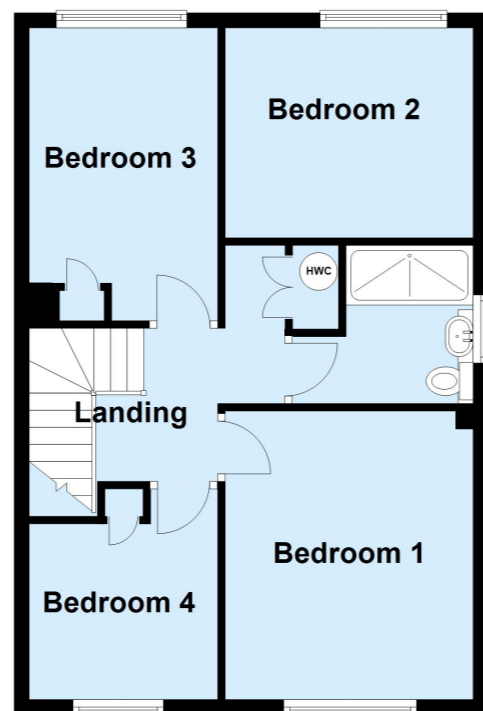
**Guide Price £675,000 Freehold**

- Deceptively Spacious
- Four Generous Bedrooms
- Breakfast Kitchen
- 61ft Private Driveway
- Semi Detached House
- Two Reception Rooms
- Sizeable Plot
- Single Garage En-bloc

**Ground Floor**  
 Approx. 57.1 sq. metres (614.5 sq. feet)



**First Floor**  
 Approx. 52.7 sq. metres (567.6 sq. feet)



Total area: approx. 109.8 sq. metres (1182.1 sq. feet)

This plan is for general layout guidance and may not be to scale.  
 Plan produced using PlanUp.

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
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# Halstead Croft, Shoreham Lane, Halstead, Sevenoaks, Kent, TN14 7DD

This deceptively spacious semi-detached house occupies a generous plot and enjoys a semi-rural aspect, set back off Shoreham Lane, close to all village amenities. The property features a deep driveway of 61ft by 12ft, a single garage to rear of garden, a well presented interior and chain-free availability. There are four generous bedrooms on the first floor, a spacious lounge leading to the garden, a separate dining room with bay window, sizeable breakfast kitchen, cloakroom off the light entrance hall, family shower room and double glazed storm porch. Outside you will find an attractive rear garden with easy access to the garage and side driveway offering scope to extend (subject to Sevenoaks planning consent). Benefits include double glazed windows and doors, gas central heating, kitchen appliances to remain and desirable village location. Offering the perfect blend of Kent countryside, village life and good transport links for the busy commuter (bus services R5 and R10), serving Orpington and Knockholt stations (for fast and frequent services into London Charing Cross, London Bridge and Victoria), plus a short drive to motorway networks (M25, M20 and A2). Halstead Community Primary school and village amenities are just a few minutes' walk away and larger towns like Sevenoaks and Orpington are close to hand. For further information about this property, please contact the Sellers' sole agent, PROCTORS.

### Location

Halstead Croft is situated in the heart of Halstead village, within close proximity of the village primary school, nearby bus routes serving the local community, Knockholt and Orpington stations, countryside walks, good motorway links and a short drive to Sevenoaks town centre.



### Ground Floor

#### Entrance Porch

Double glazed door and windows, quarry tiled floor, shoe cabinet.

#### Entrance Hall

4.52m x 2.35m (14' 10" x 7' 9") Inner glazed door, deep under stairs cupboard with gas and electric meters.

#### Cloakroom

Double glazed window to front, W.C., hand wash basin.

#### Lounge

4.76m x 3.16m (15' 7" x 10' 4") Double glazed French doors and windows to rear, warm air vent, TV cabinet.

#### Dining Room

4.02m x 3.15m (13' 2" x 10' 4") (Into bay window) Double glazed bay window to front, warm air vent, wall storage shelves.

#### Breakfast Kitchen

4.92m x 2.34m (16' 2" x 7' 8") Double glazed window to rear, double glazed door to garden, range of maple fronted wall and base cabinets, built-in electric oven, electric hob set in solid worktop, inset single sink unit, plumbed for washing machine, (washing machine, dish washer and fridge to remain), extractor hood, pelmet lighting, breakfast bar, concealed central heating boiler.



### First Floor

#### Landing

Access to loft via ladder, built-in double cupboard with hot water cylinder.

#### Bedroom One

3.52m x 3.15m (11' 7" x 10' 4") Double glazed window to front, fitted wardrobes, warm air vent.

#### Bedroom Two

3.75m x 2.34m (12' 4" x 7' 8") Double glazed window to rear, Venetian blinds, fitted single wardrobe, warm air vent.

#### Bedroom Three

3.16m x 2.59m (10' 4" x 8' 6") Double glazed window to rear, Venetian blinds, warm air vent.

#### Bedroom Four

2.61m x 2.33m (8' 7" x 7' 8") Double glazed window to front, Venetian blinds, built-in single wardrobe, furniture to remain.

#### Family Shower Room

1.99m x 1.54m (6' 6" x 5' 1") Double glazed window to side, open shower, electric stop/start, hand wash basin on vanity unit, back to cabinet W.C., ceramic tiled floor and walls, chrome heated towel rail, LED mirror, warm air vent.



### OUTSIDE

#### Garden

48' 0" x 32' 0" (14.63m x 9.75m) Paved patio area, laid to lawn, established shrubs and trees, side gate to driveway, outside tap, decked patio area, access to garage.

#### Single Garage

5.37m x 2.77m (17' 7" x 9' 1") Up and over rolling door, power and light, window and door to rear, located to the rear of the garden.

#### Frontage

61x12 ft Private driveway extending to 61ft, garden laid to lawn, established shrubs.

#### Driveway

61' 0" x 12' 0" (18.59m x 3.66m) A private driveway extending to the side aspect.

### ADDITIONAL INFORMATION

#### Council Tax

Local Authority: Bromley  
Council Tax Band: E

#### Agents Note

In accordance to the Estate Agents Act 1979 under personal interest, we are obliged to inform all prospective purchasers that the owner of this property is related to an employee of Proctors Estate Agents.

