



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(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	



## 4 GARDEN TERRACE, HIGH STREET, SEAL, SEVENOAKS, KENT TN15 0AW

Transcending expectations in a most charming manner, this 3 double bedroom cottage is set on three floors and is bathed a wealth of inviting character and a sense of space that shall surprise. There is an open fireplace in each reception room, a good size kitchen to the rear, a delightful rear garden for entertaining and a superb herb garden to front. The property is tucked in a small community of properties in Seal and has a rural feel to it. The current owner has an agreement for parking locally.

Gardens ■ 3 Double Bedrooms ■ Country Style Kitchen ■ Sitting Room with open fireplace ■ Dining Room with wood burning stove ■ Spacious family bathroom ■ Charming cottage garden to rear ■ Herb garden to front ■ Double glazing and gas central heating ■ Local parking by agreement

PRICE: £505,000 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. The turning for Garden Terrace is opposite Park Lane, however there is no vehicular access so we recommend parking in the village and walking to the property. Upon entrance of the lane, bear right at the railings to the steps leading up to the cottages.

## GROUND FLOOR

### SITTING ROOM



13' 8" x 11' 0" (4.17m x 3.35m) Double glazed window to front, open fireplace with brick hearth, built in cupboards, radiator with ornate cover, exposed and varnished floor boards.

### DINING ROOM



13' 11" x 10' 6" (4.24m x 3.20m) Double glazed window to rear,

exposed and varnished floor boards, radiator with ornate cover, door to stairs and first floor with storage under, door to kitchen, brick fireplace.

### KITCHEN



11' 1" x 8' 0" (3.38m x 2.44m) The units are hand built with tiled worktops over, accompanied by double aspect windows to the side, space for cooker, washing machine, dishwasher, fridge freezer, slate tiled flooring, downlights.

## FIRST FLOOR

### LANDING



Doors to bedrooms, bathroom and staircase to second floor, built in storage, radiator.

### BEDROOM 2



17' 2" x 11' 0" (5.23m x 3.35m) Two double glazed windows to front, two radiators, cast iron inset fireplace, built in wardrobes.

### BEDROOM 3



11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to rear, built in cupboard, radiator.

## BATHROOM



11' 0" x 10' 5" (3.35m x 3.17m) White suite consists of bath with shower attachment and mixer taps, pedestal wash hand basin, low level W.C., mainly tiled walls with chrome heated towel rail, cupboard housing combination boiler, double glazed window to rear, Cast iron inset fireplace with hearth.

## SECOND FLOOR

### LANDING

Door to bedroom one.

### BEDROOM 1



15' 5" x 15' 3" (4.70m x 4.65m) Exposed brick double chimney breast, four Velux windows with blinds, various built in cupboards.

## OUTSIDE

### FRONT GARDEN



To the front of the property is an area dedicated to herbs and boasts an array of around 20 varieties, there is an archway which then leads to the rear garden there is a right of way to properties 5 and 6 which has always been in place.

### REAR GARDEN



The rear garden is beautifully established with a variety of plants and shrubs, a Japanese Maple, mature Camelia, garden shed with patio area and seating area with firepit, great space for entertaining..

## COUNCIL TAX BAND D