

27 SOUTHDENE, HALSTEAD, SEVENOAKS, KENT TN14 7HB

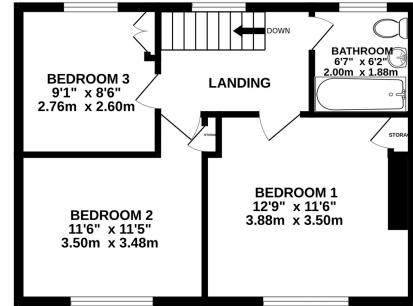
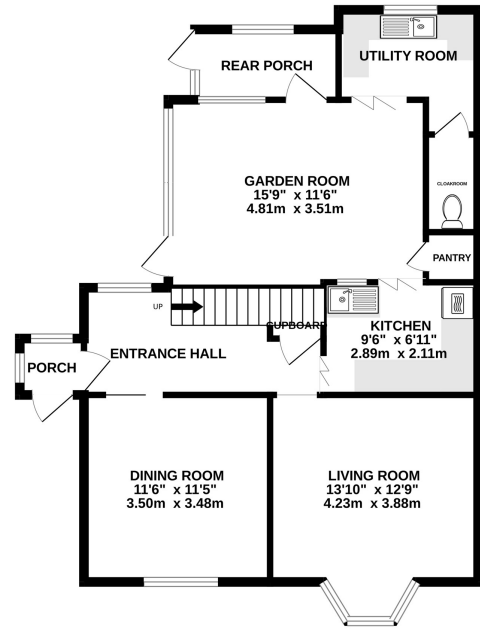
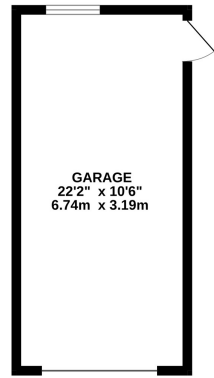
This 3 bedroom semi-detached home in the peaceful village of Halstead offers beautiful countryside views to the rear and a large sunny garden. It features two spacious reception rooms, a bright garden room, and a useful utility space. Upstairs are two double bedrooms, a third single bedroom, and a family bathroom. The property includes a private driveway with ample parking, a detached garage, and presents the perfect opportunity to further enlarge or update to personal taste, all in a tranquil setting.

Semi-detached ■ Three bedrooms ■ Downstairs cloakroom ■ Utility room ■ Sunny west facing rear garden ■ Detached garage ■ Off street parking for multiple vehicles on private driveway ■ Potential for further enlargement (stpp) ■ Village location ■ Lovely views to front and rear

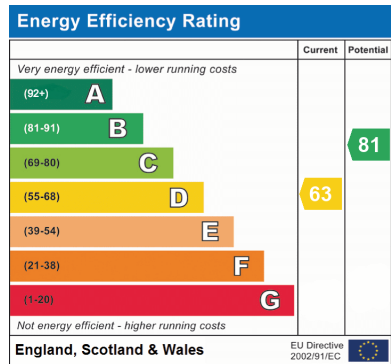
PRICE: GUIDE PRICE £525,000 FREEHOLD

GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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SITUATION

Nestled in a peaceful no-through crescent, this excellent property benefits from an open outlook to the front across the green, and views over countryside to the rear. The picturesque village of Halstead benefits from a recreation ground, a village hall, pub, a village store and post office, and scenic countryside walks. Families will appreciate the proximity to a range of highly regarded schools, both state and independent, in Halstead, Otford, Sevenoaks and the surrounding areas.

Knockholt station is less than two miles from the property, and offers services to London Bridge, Waterloo East, Charing Cross, as well as fast and frequent trains to Orpington, which provides efficient train services to London and elsewhere. The property lies within easy reach of the A21 and M25, providing excellent links to London, Sevenoaks, and major airports including Gatwick and Heathrow.

For more extensive shopping and leisure options, Sevenoaks Town Centre is around nine miles away, featuring high street stores, a cinema/theatre, sports centre, and historic National Trust Knole house with its 1000 acre deer park, which is the last remaining in Kent. With an abundance of outdoor pursuits, excellent transport links, and access to top-tier schooling, this well-located home offers the best of village life while remaining within easy reach of conveniences.

DIRECTIONS

From Sevenoaks head north down the London Road towards Riverhead. In Riverhead proceed over both roundabouts towards Dunton Green and proceed through the village. The road bends sharply left with the Rose and Crown on your right, bear left. At the roundabout go right. Proceed along A224 Polhill, past the Garden centre to next roundabout where you turn left into Shoreham Lane. Upon reaching Halstead, bear left, then continue down Knockholt Road until reaching Southdene on the right, just after The Meadows on the left.

GROUND FLOOR

PORCH

1.19m x 1.05m (3' 11" x 3' 5")
Space for shoes, door into entrance hall, windows to side and rear.

ENTRANCE HALL

2m x 4.47m (6' 7" x 14' 8") Double glazed window to rear, sliding door to dining room, opening to reception room, folding door to kitchen. Understairs cupboard with space for coats, stairs up to first floor.

DINING ROOM



3.5m x 3.48m (11' 6" x 11' 5") Double glazed window to front, radiator.

LIVING ROOM

4.23m x 3.88m (13' 11" x 12' 9") Bay window to front, two radiators, fireplace.

KITCHEN



2.89m x 2.11m (9' 6" x 6' 11") Wall and base units, window into garden room, sink unit with mixer tap and drainer with tiled splashback, radiator, wood panelling.

UTILITY ROOM



Double glazed window to the rear, worktops and wall units. Stainless steel sink unit with cupboards beneath, space for washing machine and tumble dryer, door to WC.

CLOAKROOM

Low level WC, wall-mounted mirrored cabinet.

GARDEN ROOM

4.81m x 03.51m (15' 9" x 11' 6") Windows to side and rear, door to rear porch, door to side, radiator, door to utility room. Door to pantry which provides ample shelving space.

REAR PORCH

Double glazed windows to rear and side, door to garden.

FIRST FLOOR

LANDING

Radiator, window to rear, hatch to loft, doors to bedrooms and bathroom.

BEDROOM 1



3.88m x 3.5m (12' 9" x 11' 6") Spacious double bedroom with double glazed window to front with radiator beneath, integrated storage.

BEDROOM 2



3.5m x 3.48m (11' 6" x 11' 5") Double bedroom with integrated cupboard, double glazed window to front, radiator.

BEDROOM 3



2.76m x 2.6m (9' 1" x 8' 6") Double glazed window to rear, radiator, cupboard with double doors.

BATHROOM



2m x 1.88m (6' 7" x 6' 2") Low level WC, radiator, panelled bath with tiling, pedestal hand wash basin, obscure double glazed window to rear.

OUTSIDE

DRIVEWAY

Ample parking for multiple vehicles. Gate to rear garden, door to front porch.

FRONT GARDEN

An area of lawn with various flowers and shrubs.

REAR GARDEN



An excellent, sunny rear garden with fantastic countryside views to the rear. Pathway, gate to the side providing access to the front, pedestrian access to detached garage. The garden is well-stocked with a variety of flower, shrubs, trees and bushes, and lawn.

GARAGE

6.74m x 3.19m (22' 1" x 10' 6") Detached with window to rear, garage door to front, pedestrian door to side, light and power.

COUNCIL TAX

Band D: £2,278.53 2024/25 approx. figure