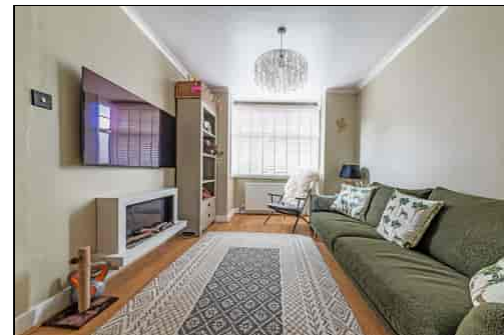


9 Heathfield Road
Approximate total internal area:
77.27m² (831.73sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



9 HEATHFIELD ROAD, SEVENOAKS, KENT TN13 3DA

Lovely Edwardian style 3 bedroomed semi detached home which has been stylishly updated and improved to provide a well balanced family home in the centre of Riverhead. Tucked within a private road and in walking distance of shops, schools and station. There is off street parking to front and lovely cottage garden to rear with summer house.

3 bedrooms ■ Ensuite Shower Room ■ Lounge with feature fireplace ■ Stylish Kitchen/dining room ■ Ground floor bathroom ■ Lovely rear garden ■ Off street parking to front ■ Walk to shops and station

PRICE: GUIDE PRICE £575,000 FREEHOLD

SITUATION

The property is ideally located along a private road within easy walking distance of Sevenoaks Station which provides regular services into London Bridge, Cannon Street and Charing Cross (within 30 mins). Further mainline rail services: Dunton Green (1.1 miles, 1.3 miles via a public footpath) to Charing Cross. Otford (2.4 miles) to London Victoria. Sevenoaks (1 mile) to London Bridge/Charing Cross/Cannon Street. It is also within the catchment area for the very popular, outstanding rated Riverhead Infants and Amherst Primary School. Sevenoaks is also now home to The Weald Grammar School annexe and a second annexe to Tunbridge Wells Boys Grammar School. Comprehensive Shopping: Sevenoaks (1.8 miles), Tunbridge Wells and Bluewater. Wildemesse and Knole Golf clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenbrough. Sevenoaks Sports and Leisure Centre. Cricket, Hockey, Football and Rugby in the Vine area of Sevenoaks. London Golf Club in West Kingsdown.

DIRECTIONS

From Sevenoaks High Street head north on the A225 and at the traffic lights turn left onto Pembroke Road. At the next set of traffic lights turn right and proceed down the hill past Sevenoaks station into Riverhead. At the roundabout take the second exit and at the next roundabout take the second exit for the A25. Continue for approx 0.1 of a miles before turning left into Heathfield Road. No 9 will be found on the right hand side.

GROUND FLOOR

RECESSED ENTRANCE PORCH



Recessed entrance porch with tiled floor, light, front door.

ENTRANCE HALL

11' 4" x 2' 9" (3.45m x 0.84m) Laminate wood floor, radiator with ornate cover, stairs to 1st floor open to lounge, door to kitchen/dining room.

LOUNGE



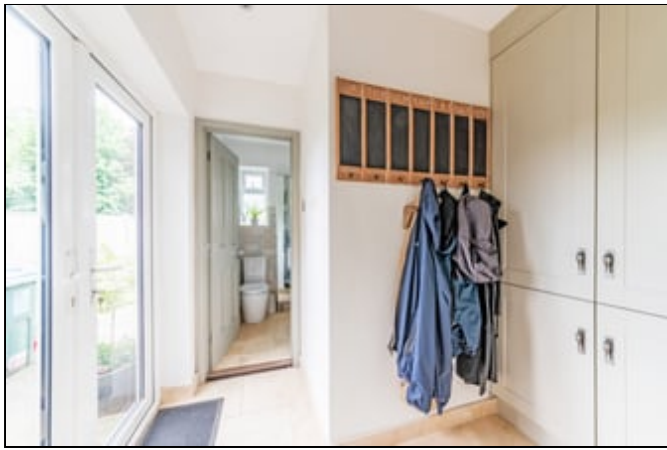
15' 6" x 12' 6" (4.72m x 3.81m) Double glazed square bay window to front, radiator, laminate wood floor, electric log effect feature fireplace.

KITCHEN/DINING ROOM



11' 5" x 12' 6" (3.48m x 3.81m) Attractive and comprehensively fitted kitchen with wall and base units, composite worktops, integrated Indesit half and half fridge freezer, Hoover washer dryer, Rangemaster gas cooker with extractor hood, Hotpoint dishwasher, ceramic single drainer sink unit, integrated bin/recycling cupboard, corner carousel unit, integrated trays and chopping boards, underfloor heating, door to rear lobby.

REAR LOBBY



Fitted coats cupboard and broom cupboard, door to bathroom, double glazed French doors to garden.

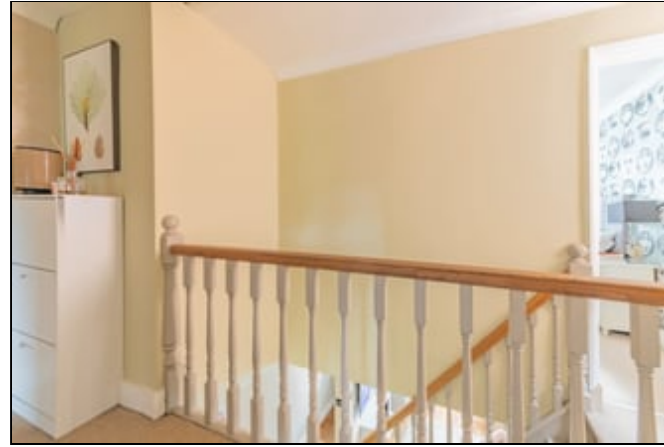
BATHROOM



8' 3" x 7' 8" (2.51m x 2.34m) Modern white suite comprising panelled bath with overhead Aqualisa shower, pedestal wash hand basin, low level W.C., fitted full length mirror door cupboard, linen cupboard, part tiled walls, tiled floor, under floor heating, opaque double glazed windows to rear, chrome heated towel rail.

FIRST FLOOR

LANDING



13' 10" x 5' 5" (4.22m x 1.65m) plus 11' 8" x 2' 8" (3.56m x 0.81m) Doors to bedrooms, access to part boarded and insulated loft, airing cupboard housing insulated tank and Worcester Bosch gas fire boiler.

BEDROOM 1



10' 5" x 12' 6" (3.17m x 3.81m) Double glazed window to front, radiator, recess with wardrobes, doorway to ensuite.

ENSUITE SHOWER ROOM



8' 7" x 3' 9" (2.62m x 1.14m) Enclosed shower cubicle with Aqualisa shower, wash hand basin low level W.C., chrome heated towel rail, tiled walls.

BEDROOM 2



8' 8" x 9' 3" (2.64m x 2.82m) Double glazed tilt and turn window to rear, radiator.

BEDROOM 3



11' 3" x 7' 9" (3.43m x 2.36m) Double glazed tilt and turn window to rear, radiator.

OUTSIDE

FRONT

Hard standing to front for one vehicle, side pedestrian access to garden.

REAR GARDEN



Approximately 50 ft long with patio area for table and chairs to lawn with well stocked flower beds, summer house 6'8 x 4'8, outside light.

COUNCIL TAX BAND D £2307 PA 2024