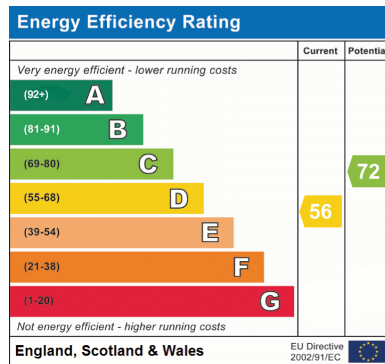


TOTAL FLOOR AREA: 2248sq.ft. (208.8 sq.m.) approx.

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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3 CARRICK DRIVE, SEVENOAKS, KENT TN13 3BA

Fabulously positioned 5 bedroom detached character house located in an exclusive private road with huge potential for enlargement. Set in a generous garden plot with plenty of parking. This fine house lies within walking distance of both Sevenoaks railway station and Sevenoaks town centre. NO CHAIN.

5 Bedrooms ■ 3 Bathrooms ■ Generous Garden ■ Garage ■ Plenty of off road parking ■ Secondary double glazing throughout ■ Exclusive Private Road ■ Walking distance of station & town ■ Huge potential for enlargement ■ NO CHAIN

PRICE: GUIDE PRICE £1,960,000 FREEHOLD

SITUATION

This character property is an excellent family house nicely set in an exclusive private road about 0.4 miles from Sevenoaks main line railway station with its fast and frequent service to London Bridge/Waterloo/Charing Cross. Sevenoaks town centre with its comprehensive range of shops and restaurants is about 0.8 miles. There are a wide range of excellent schools nearby including Sevenoaks Primary School, Walthamstow Hall Girls School, Granville, New Beacon and Sevenoaks School. Leisure facilities include Sevenoaks Leisure centre, cricket on the Vine, hockey, rugby, indoor bowls, golf at Wildernesse, Knole and Nizels and excellent walking and roaming in the 1,000 acre Knole Park Estate with its famous National Trust owned Knole House.

DIRECTIONS

From Sevenoaks town centre proceed along the High Street in a northerly direction passing the Vine Cricket ground on the right, take the first left turning into Hitchen Hatch Lane. Proceed past the turning to Woodside Road on your right and the entrance into Carrick Drive will be found almost immediately on your right hand side. Number 3 is a short way in on your left hand side.

ENCLOSED PORCH

7' 5" x 3' 8" (2.26m x 1.12m) Sealed unit double glazed leaded light windows, laminate flooring,

ENTRANCE HALL

13' 9" x 8' 0" (4.19m x 2.44m) Oak door with multi paned windows either side with quarry tiled sills and secondary double glazing, Oak strip flooring, double radiator, thermostat control, alarm control unit, under stairs storage cupboard, stairs to the first floor.

CLOAKROOM

6' 7" x 3' 4" (2.01m x 1.02m) Low level wc, wash hand basin, tiled floor, multi paned window to the front with obscure glazing, quarry tiled sill and secondary double glazing, radiator.

LOUNGE



20' 4" x 14' 4" (6.20m x 4.37m) Open fireplace with attractive decorative surround, display mantle, hearth and gas point, carpet, multi paned windows to the front, side and rear with quarry tiled sills and secondary double glazing, two double radiators.

DINING ROOM



14' 0" max x 12' 0" (4.27m x 3.66m) Sealed unit double glazed door leads into the garden with matching side windows and quarry tiled sills, chimney breast with built in cupboards and shelves either side, radiator, carpet.

KITCHEN/BREAKFAST ROOM



16' 8" x 11' 3" (5.08m x 3.43m) An excellent range of ground and wall cupboards, worktops incorporating a stainless steel one and a half bowl sink unit with carved drainer, mixer tap, cupboard under. Rangemaster gas range cooker set into a decorative surround with wide display mantle, extractor and lighting, multi paned window to the rear with secondary double glazing, under cupboard lighting, drawers, cupboard housing a Vaillant gas fired boiler serving the central heating and hot water, built in fridge/freezer and dishwasher, breakfast bar, a glazed fronted wall cupboard with lighting for display, ceramic splashback tiling, contemporary style wall radiator, track halogen lighting, door leads to a covered area.

COVERED AREA

20' 3" x 3' 10" (6.17m x 1.17m) Doors lead to the front and rear, large useful storage cupboard, doors lead into the garage and utility room.

UTILITY ROOM

Space and plumbing for a washing machine, stainless steel sink set into work surface, splash back tiling, cupboard.

FIRST FLOOR

LANDING

18' 0" x 8' 0" (5.49m x 2.44m) Two multi paned windows to the front with secondary double glazing and quarry tiled sills, stairs lead up to the second floor.

BEDROOM 1

14' 3" x 12' 1" (4.34m x 3.68m) Two multi paned windows with secondary double glazing and quarry tiled sills, radiator, carpet, built in wardrobe cupboard, door leads into an en suite shower room.

EN SUITE BATHROOM 2

6' 7" x 5' 4" (2.01m x 1.63m) Corner shower cubicle, low level wc, wash hand basin with mixer tap set into vanity unit with cupboard under, mirror over with electric point and lighting, tubular heated towel rail, extractor fan, fully tiled walls, vinyl flooring.

BEDROOM 2

12' 5" x 11' 2" (3.78m x 3.40m) Multi paned window to the rear with secondary double glazing, carpet, radiator.

BEDROOM 3



12' 6" x 9' 8" (3.81m x 2.95m) Multi paned secondary double glazed window to the rear, radiator, carpet, built in wardrobe cupboard with folding doors, radiator.

BEDROOM 4

10' 0" x 7' 2" (3.05m x 2.18m) Two multi paned windows to the front with quarry tiled sills and secondary double glazing, radiator, carpet.

BATHROOM 1

9' 1" narrowing to 5' 10" x 8' 0" Panelled bath with mixer tap and hand shower attachment, wash hand basin with mixer tap, cupboard under, wall mirror over with electric point and lighting, corner shower cubicle, low level wc, tubular heated towel rail, fully tiled walls, three multi paned windows with obscure glazing and with secondary double glazing, two to the front and one to the side, radiator, vinyl flooring.

SECOND FLOOR

BEDROOM 5

21' 11" x 11' 9" (6.68m x 3.58m) Dormered, sealed unit double glazed windows to the front and rear, two radiators, carpet, sealed unit double glazed doors open to a Juliet balcony, built in cupboard, LED down lighting, door leads into a bathroom 3.

BATHROOM 3



12' 2" x 9' 5" max (3.71m x 2.87m) Panelled bath with mixer tap and hand shower attachment, corner shower cubicle, wash hand basin with mixer tap set into vanity unit with cupboard under, mirror over with electric point and lighting, low level wc, tubular heated towel rail, sealed unit double glazed windows to the front and rear, radiator, half tiled walls.

OUTSIDE

GARAGE

17' 0" x 9' 1" (5.18m x 2.77m) Light and power, window to side, door into the covered area.

FRONT GARDEN

There is a block paved driveway providing plenty of car parking, stocked flower beds and borders, further off road parking for one car. Access around either side of the house leads into the rear garden.

REAR GARDEN



The rear garden is of an excellent size and comprises mainly lawn which leads to a verdant area where there are mature shrubs, bushes and trees. The plot which is generous enjoys a large width and backs onto Hitchen Hatch Lane.

COUNCIL TAX

Band G. £3,909.89 payable 2024/25.

CARRICK DRIVE RESIDENTS ASSOCIATION CHARGE

There is a charge of £150.00 (one hundred and fifty pounds) per annum payable to the Residents Association.