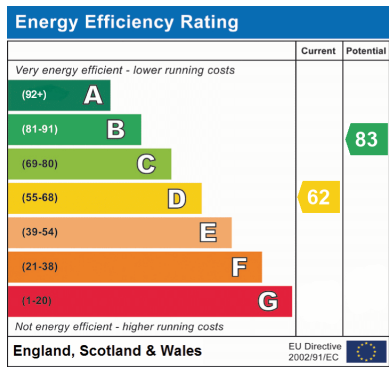


Ground Floor  
Approx 59 sq m / 636 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



15 LARKFIELD ROAD, SEVENOAKS TN13 2QH

A much-loved family home for nearly 30 years, this well-maintained 3-bedroom semi-detached property offers spacious living with a rear ground floor extension—and still has potential to extend further above (subject to planning). Ideally situated within sought-after school catchment areas and offering excellent access to the M25, this home is perfect for families and commuters alike. Enjoy generous front and rear gardens, off-street parking, and a convenient residential location close to local amenities.

- Downstairs Shower Room
- Lounge with feature cast iron fireplace
- Kitchen/Breakfast Room
- Family Room
- 3 Bedrooms
- Gas fired central heating
- Double glazing
- Ample off street parking
- Potential to enlarge (stpp)
- Good size front and rear gardens

PRICE: £565,000 FREEHOLD



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**SITUATION**

The property is placed within walking distance of Amherst School and Riverhead Infants School. Chevening School is also within easy reach whilst Sevenoaks main line railway for an excellent service of trains to London Charing Cross/Cannon Street is a short drive or can be reached on foot via a public footpath. The centre of Riverhead is within easy reach and offers local shops and a Tesco 24 hour superstore. Junction 5 of the M25 is within a short drive. Sevenoaks town is about two and a half miles and offers a variety of shops, library and swimming pool complex. Historic Knole provides a great retreat with its 1,000 acre deer park. If time allows there are some excellent country walks on the doorstep.

**DIRECTIONS**

From Sevenoaks town proceed north on the London Road towards Riverhead turning left at the roundabout up Worships Hill (A25) and continue into Bessels Green passing the village green on the left. Take the next turning on your left (not by the green) into Bessels Way and proceed to the end of the road. Turn right (Larkfield Road) and number 15 will be found on your right hand side.

**GROUND FLOOR**

**PORCH**

6'1" x 3'0" (1.85m x 0.91m) Double glazed windows to front and side, door to side, wall light, tiled floor, double glazed door to entrance hall.

**ENTRANCE HALL**

15'7" x 2'11" (4.75m x 0.89m) Stairs to first floor, radiator with cover, understairs cupboard with Ideal combination boiler, electric and gas meters and electric RCD unit, laminate wood floor, doors to lounge, kitchen and shower room.

**LOUNGE**



12'0" x 13'1" (3.66m x 3.99m) max into bay and recess) Victorian style cast iron fireplace with gas fire, laminate wood floor, double glazed bay window to front.

**DOWNSTAIRS BATHROOM**



5'9" x 9'1" (1.75m x 2.77m) Enclosed shower, low level W.C., double sided counter wash hand basin inset to furniture, chrome heated towel rail, opaque double glazed window to side, under floor heated tiled floor.

**KITCHEN/BREAKFAST ROOM**



12'1" x 9'6" (3.68m x 2.90m) Fitted with wall and base units with worktop over, 1 ½ bowl moulded sink unit, part tiled walls, plumbed for dishwasher, stainless steel oven and gas hob, radiator with cover, laminate floor, opening and archway to family room.

**FAMILY ROOM**



12'9" x 10'7" (3.89m x 3.23m) Double glazed French doors to garden with plantation shutters and double glazed window to rear with plantation shutters, laminate wood floor, radiator with cover

**LAUNDRY ROOM**

4'2" x 10'2" (1.27m x 3.10m) Wall and base units, worktops, plumbed for washing machine, laminate wood floor.

**FIRST FLOOR**

**LANDING**

Doors to bedrooms, access to loft.

**BEDROOM 1**



15'2" x 9'0" (4.62m x 2.74m) Double glazed window to front, radiator, alcove with hanging rail and storage.

**BEDROOM 2**



11'3" x 12'2" (3.43m x 3.71m) Double glazed window to rear, radiator, exposed floor boards.

**BEDROOM 3**



8'11" x 6'5" (2.72m x 1.96m) Double glazed window to rear, radiator.

**OUTSIDE**

**FRONT GARDEN**

Ample off street parking, laid to lawn area with flower beds, side pedestrian access to rear, bin store.

**REAR GARDEN**



Approximately 40ft gravel patio area with step up to lawn area, timber outbuilding with windows and double doors, concrete patio area for dining, outside tap and electric sockets, outside lighting, gate to side for access to front.

**COUNCIL TAX BAND D £2419**