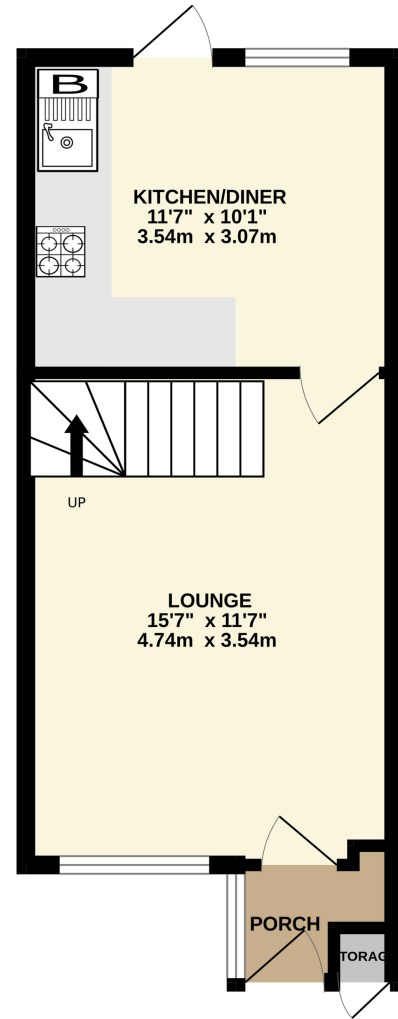
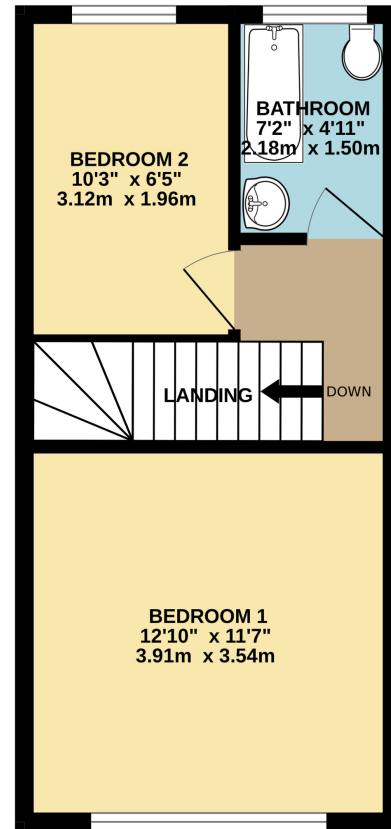


GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 612 sq.ft. (56.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



44 CHESTERFIELD DRIVE, RIVERHEAD, SEVENOAKS, KENT TN13 2EG

Superb opportunity to purchase a 2 bedroom terraced home with charming garden and off street parking to front and a garage en bloc. The property is now ready for some updating but had new kitchen in recent years and bathroom is modern white suite. In a most desirable position in Riverhead great for school catchment and commuting, priced to sell !

- Living Room
- 2 Bedrooms
- Off Street Parking
- No Chain
- Bathroom
- Gas central heating
- Kitchen & Dining Room combined
- Rear Garden
- Garage en bloc

PRICE: GUIDE PRICE £395,000 FREEHOLD

SITUATION

The property is conveniently located within easy reach of Sevenoaks mainline railway station (Charing Cross, Cannon Street, London Bridge or Waterloo 28-36 mins). Riverhead offers varied shops and a major 24 hour superstore. The property is in the catchment area of Riverhead Infants School (ages 4-7) and Amherst Primary (ages 7-11). Both are a few hundred yards walk. The New Beacon (Boys) and Granville (Girls) prep Schools are also within short reach. 16th Century Knole Park (National Trust) with varied family walks is close to Sevenoaks town centre. Chipstead Common is within a short walk as is Chipstead Lake for sailing and Chipstead Tennis Club. The town of Sevenoaks with its good shopping facilities, library, swimming pool complex is about one mile distant. Access onto the A21/M25 for London, the coast, Gatwick and Heathrow airports is within a short drive

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction to the traffic lights turning left (Pembroke Road) and proceed to the traffic lights. Turn right (London Road) and continue into Riverhead. At the first roundabout go straight over and at the second mini roundabout straight over again. As the road bends sharply to the right, turn left into Bullfinch Lane and take the second turning on the right into Chesterfield Drive. Proceed into the development bearing left and then take the first turning on your left and number 44 is facing you within a terrace of similar properties.

GROUND FLOOR

ENTRANCE PORCH

5' 0" x 3' 10" (1.52m x 1.17m) Coat hanging, wooden flooring.

LOUNGE



16' 0" x 11' 8" (4.88m x 3.56m) Double glazed window to front, radiator, wooden flooring, door to kitchen. stairs to 1st floor.

KITCHEN



11' 7" x 10' 11" (3.53m x 3.33m) -Updated in 2019- White wall and base units with marble effect worktops over, stainless steel single drainer sink unit, white goods to remain, cooker, washing machine, fridge freezer, part tiled walls, wooden flooring, double glazed window to rear, radiator, door to lean to.

FIRST FLOOR

BEDROOM 1



12' 10" x 11' 7" (3.91m x 3.53m) Double glazed window to front, radiator built in double wardrobe.

BEDROOM 2



10' 3" x 6' 5" (3.12m x 1.96m) Double glazed window to rear, radiator, built in over stair cupboard, airing cupboard.

BATHROOM



7' 2" x 4' 11" (2.18m x 1.50m) White suite comprising panelled bath, power shower, low level W.C., vanity sink unit, opaque double glazed window to rear, tiled walls, chrome heated towel rail.

OUTSIDE

FRONT GARDEN

Off street parking for 2 cars, path to front door, outside storage cupboard.

REAR GARDEN

Approximately 30ft on 2 levels, shingled and shrubs, decorative dividing wall.

GARAGE

There is a garage en bloc behind the properties. The garage for 44 3rd one along on your right.

COUNCIL TAX BAND D