

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Langford Russell. REF: 844078

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 AISHER WAY, RIVERHEAD, SEVENOAKS, KENT TN13 2QS

Tucked within this sought after development, a contemporary, light and airy 2 bedroom home. The kitchen and bathrooms are sleek and stylish, the bedrooms are good sizes and there is a garden to the rear and 2 parking spaces to the front. Viewing is a must.

Two double bedrooms ■ Bathroom ■ Reception Room ■ Cloakroom ■ Low Maintenance Garden ■ Contemporary interior ■ Well positioned for schools and shops ■ Stylish Kitchen ■ Double glazing ■ Gas central heating ■ To parking spaces to front of property

PRICE: GUIDE PRICE £445,000 FREEHOLD



## SITUATION

Located in an excellent position on this popular modern development in Riverhead. The property is conveniently located within easy reach of Sevenoaks mainline railway station (Charing Cross, Cannon Street, London Bridge or Waterloo (28-36 mins). Dunton Green railway station is also within easy reach. Riverhead offers varied shops and a Tesco 24 hour superstore. The property is in the catchment area (this may be subject to change) of Riverhead Infants School (ages 5-8) and Amherst Primary (ages 8-11). Riverhead is a 'Beacon School' and Amherst is a 'National Curriculum Award' School. 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 main line railway station proceed on the London Road towards Riverhead. Go straight over the two mini roundabouts and head towards Dunton Green. The road bends sharply to the right and you continue to the roundabout with Tesco Superstore on your left hand side. Turn left here and continue forward to the next mini roundabout. Go straight across into Aisher Way and the property can be found on your right hand side.

## GROUND FLOOR

### FRONT DOOR TO ENTRANCE HALL

### ENTRANCE HALL



8' 9" x 2' 11" (2.67m x 0.89m) Radiator, storage cupboard, wood effect flooring, open to kitchen.

## KITCHEN



8' 1" x 6' 6" (2.46m x 1.98m) High gloss wall and base units, wood effect worktops, part tiled walls, ceramic 1 1/2 bowl single drainer sink unit with mixer tap, electric induction hob, electric oven, plumbing for washing machine, double glazed window to front.

## CLOAKROOM



5' 7" x 2' 4" (1.70m x 0.71m) Low level W.C., vanity sink unit, localised feature tiling, radiator.

## RECEPTION ROOM



14' 10" x 12' 7" (4.52m x 3.84m) Double glazed French doors to garden, wood effect flooring, 2 radiators, stairs to 1st floor.

## FIRST FLOOR

## LANDING

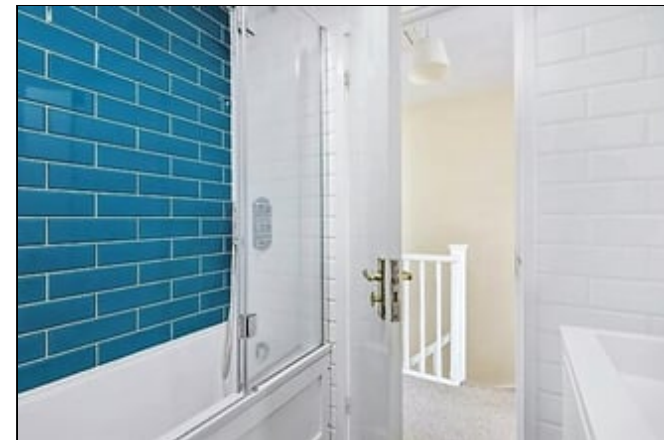
6' 6" x 6' 3" (1.98m x 1.91m) Access to loft, doors to bedrooms and bathroom.

## BEDROOM 1



12' 0" x 8' 8" (3.66m x 2.64m) 2 double glazed windows to front, radiator.

## BATHROOM



6' 5" x 6' 1" (1.96m x 1.85m) White suite comprising paneled bath with overhead rainfall and handheld shower, vanity sink unit, low level W.C., fully tiled walls, tiled floor, chrome heated towel rail.

## BEDROOM 2



12' 7" x 8' 1" (3.84m x 2.46m) Double glazed window to rear, radiator, over stair storage cupboard.

## OUTSIDE

## REAR GARDEN



Approximately 30ft paved patio to lawn, garden shed, vegetable patch. The alley to the rear of the garden is only used by one resident to access their garage.

## FRONT GARDEN



Off street parking to front, cupboard housing wall mounted combination boiler.

## COUNCIL TAX BAND D