



43 CHIPSTEAD LANE, SEVENOAKS, KENT TN13 2AJ

A generously proportioned 1930's built 3 bed semi-detached house with a lovely garden, driveway with off road parking and with huge potential for enlargement via a side and rear extension and loft conversion. This superbly positioned house is truly a rare find in this area and enjoys so much scope for improvement and adding value. NO CHAIN.

- Lounge ■ Dining Room ■ Kitchen & Breakfast Room ■ 3 Bedrooms ■ Bathroom ■ Double Glazing ■ Gas central heating ■ Driveway with parking ■ Scope for a loft conversion ■ Generous Garden to the side and rear ■ Potential for a side and rear extension ■ NO CHAIN

PRICE: GUIDE PRICE £634,950 FREEHOLD



SITUATION

The property is located about a mile from Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street, London Bridge reached in as little as 23 minutes). Riverhead offers varied shops and a Tesco 24 hour superstore. Chipstead Common is within a short walk and is ideal as an area for children to play. Chipstead Lake for sailing and Chipstead Tennis Club are both easily reached.

Sevenoaks High Street is approximately 1.5 miles away, where one can find a further range of shops, restaurants and recreational facilities including the leisure centre, the Stag theatre and cinema and the fantastic Knole Park with its 1000 acres of deer parkland in which to run and roam. Sevenoaks wild fowl reserve with its varied lakes is also a lovely area in which to spend time and is also easily reached.

Access to the M25 (junction 5) and A21 can be found at the Chevening interchange which leads to the major motorway network providing easy access to Gatwick and Heathrow Airports, The Channel Tunnel Terminus and the South Coast.

Schooling is excellent in the area with Riverhead Infants and Amherst Junior School both within the catchment area and within easy walking distance, Chevening and Sevenoaks Primary School are within easy reach. The secondary schools of Knole Academy, Trinity School, Tunbridge Wells Grammar School Annexe for boys and the Weald of Kent Grammar Annexe are all within easy reach. There are several top class private schools easily reached. For younger families, the property is a short walk to Squiggles Day Nursery and Bright Horizons Nursery both in Riverhead.

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. On reaching the roundabout take the first exit left (Worships Hill) and then the second turning on the right into Witches Lane. Upon reaching the crossroads turn left (Chipstead Lane) and proceed for a short distance and number 43 is on the left hand side.

ENCLOSED PORCH

6' 4" x 2' 0" (1.93m x 0.61m) sealed unit double glazed door with similar window beside leads into this porch, quarry tiled floor, courtesy light, door with obscure glazed upper light , window beside and brass furniture leads into the entrance hall.

ENTRANCE HALL

13' 2" x 6' 5" max (4.01m x 1.96m) stairs lead up to the first floor, understairs storage area where the gas meter is located, cupboard housing the electric meter and fuse box, double radiator with display shelf over, carpet,

LOUNGE

14' 7" into bay narrowing to 12' x 13' 0" (4.45m x 3.96m) bay with seating and sealed unit double glazed window to the front, chimney breast with display mantle, built in shelves to one side, carpet, double radiator with display shelf over, picture rail, coved cornice, two wall lights.

DINING ROOM



14' 0" x 11' 6" (4.27m x 3.51m) sealed unit double glazed window to the rear, chimney breast with fitted gas fire and display mantle, built in shelves beside, a fitted lift leads up to the first floor, carpet, radiator, picture rail, two lights, central heating programmer, door leads into the kitchen.

KITCHEN/BREAKFAST ROOM



11' 0" x 8' 0" (3.35m x 2.44m) range of ground and wall cupboards, stable door leads into the rear garden, space and plumbing for a washing machine, vinyl floor, wall tiling, gas point, double drainer single bowl stainless steel sink unit with cupboards under, sealed unit double glazed window to the rear, coved cornice.

FIRST FLOOR

LANDING

11' 0" x 7' 2" (3.35m x 2.18m) hatch to the loft, thermostat control for the central heating, carpet.

BEDROOM 1



14' 0" x 12' 5" (4.27m x 3.78m) sealed unit double glazed window to the rear, chimney breast with cupboard beside incorporating a Worcester gas fired boiler serving the central heating and hot water, lift down to the ground floor, picture rail, carpet, radiator.

BEDROOM 2



12' 5" narrowing to 11' 5" x 12' 0" (3.78m x 3.66m) sealed unit double glazed window to the front, radiator, chimney breast, carpet, picture rail.

BEDROOM 3

8' 1" x 7' 0" (2.46m x 2.13m) radiator, sealed unit double glazed window to the front, carpet, picture rail.

BATHROOM



8' 0" x 7' 2" (2.44m x 2.18m) panelled bath with mixer tap and Mira wall shower, wash hand basin and low level wc, sealed unit double glazed window to the rear with obscure glazing, airing cupboard with insulated copper cylinder, vinyl floor, radiator with display shelf over,

OUTSIDE

FRONT GARDEN

A concrete pathway leads to the front door. There is an area of secluded lawn, well stocked flower beds and borders with a variety of shrubs, bushes and flowering plants. Rose bushes, conifers.

DRIVEWAY



Block paved driveway provides off road parking. A side gate leads through to the side garden area.

SIDE & REAR GARDEN



There is a generous garden to the rear and side of the property comprising mainly lawn, flower beds and borders with an array of flowering shrubs, bushes and trees. Garden Store.

LEAN TO GREENHOUSE

There is a lean to greenhouse.

COUNCIL TAX

Council Tax Band D, £2,354.32 payable 2025/26.