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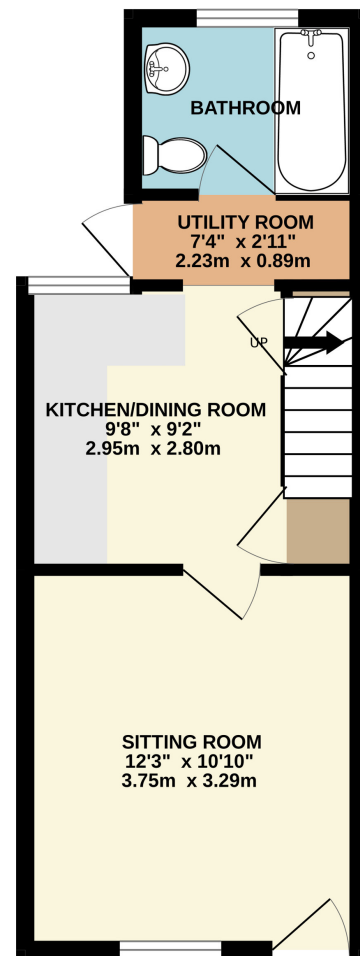
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3b Dorset Street
Sevenoaks
Kent TN13 1LL

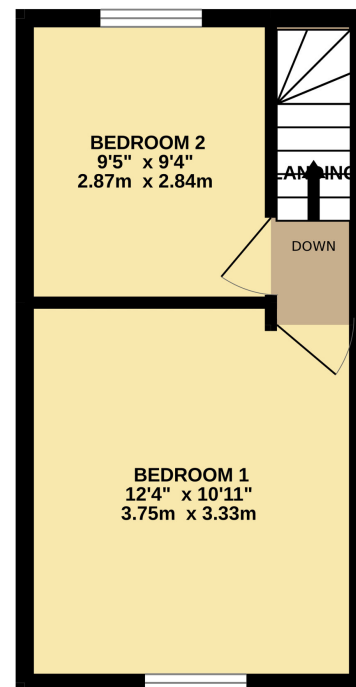
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GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 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		86
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



16 CHIPSTEAD LANE, RIVERHEAD, SEVENOAKS, KENT TN13 2AG

One of a terrace of four cottages known as Myrtle Cottages, delightfully presented 2 bedrooed character home. The property boasts a contemporary new kitchen, white bathroom suite, utility area and stable door to charming cottage garden. perfectly position in a sought after Lane in Riverhead with only a short walk to shops and Sevenoaks station. No chain.

Charming sitting room with fireplace and wood floors ■ New Kitchen/Breakfast Room ■ 2 Bedrooms ■ White bathroom suite ■ Cottage Garden ■ Gas central heating ■ Double glazed ■ No chain

PRICE: OFFERS IN EXCESS OF £400,000 FREEHOLD



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SITUATION

The property is conveniently located in a conservation area within easy reach (20 minutes walk) of Sevenoaks mainline railway station (Charing Cross, Cannon Street, London Bridge or Waterloo (28-36 mins). Riverhead offers varied shops and a Tesco 24 hour superstore.

The property lies in the catchment area of Riverhead Infants School (ages 5-8) and Amherst Primary (ages 8-11). The New Beacon (Boys) and Granville (Girls) prep Schools are also within short reach. There are a number of other very good schools in the area.

16th Century Knole Park (National Trust) with varied family walks is close to Sevenoaks town centre. Chipstead Common is within easy reach 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

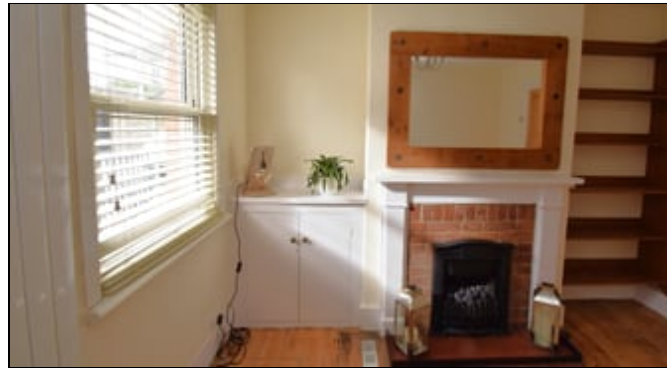
From Sevenoaks High Street proceed in a northerly direction to the traffic lights turning left (Pembroke Road) and proceed to the traffic lights. Turn right (London Road) and continue into Riverhead. On reaching the roundabout take the first exit left (Worships Hill) and then the second turning on the right into Witches Lane. Upon reaching the crossroads turn right (Chipstead Lane) and proceed down here. The property will be found on the left hand side.

GROUND FLOOR

ENTRANCE

Front door to sitting room.

SITTING ROOM



12' 3" x 10' 10" (3.73m x 3.30m) Double glazed sash window to front, vertical radiator, exposed polished floorboards.

KITCHEN



9' 8" x 9' 2" (2.95m x 2.79m) New kitchen double glazed window to rear, shaker style wall and base units with worktop over, part tiled walls, cupboard housing combination boiler, oven & hob, integrated fridge freezer, large understairs cupboard with shelving.

UTILITY



7' 4" x 2' 11" (2.24m x 0.89m) Plumbed for washing machine, power, stable door to rear garden.

BATHROOM

FIRST FLOOR

BEDROOM 1



12' 4" x 10' 11" (3.76m x 3.33m) Double glazed window to front, radiator.

BEDROOM 2



9' 5" x 9' 4" (2.87m x 2.84m) Double glazed window to rear, radiator.

OUTSIDE

REAR GARDEN



Approximately 20ft cottage garden with shed, shingle, flower beds, rear pedestrian access, gate.

COUNCIL TAX BAND D