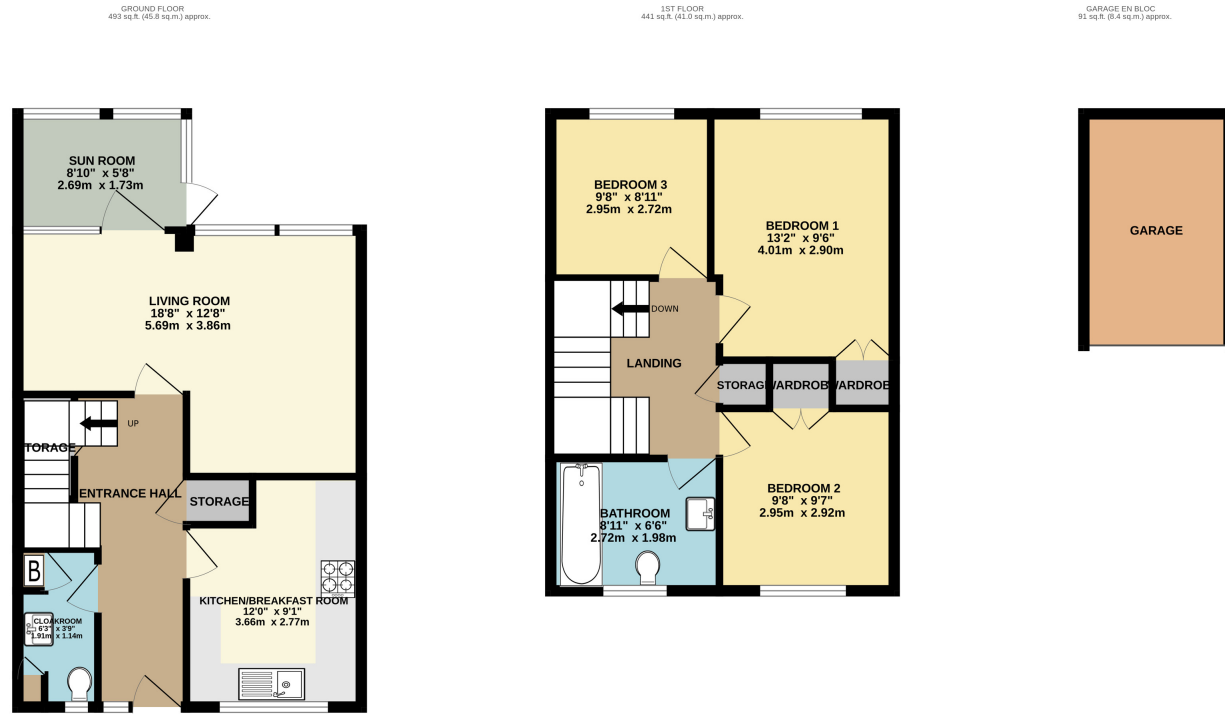


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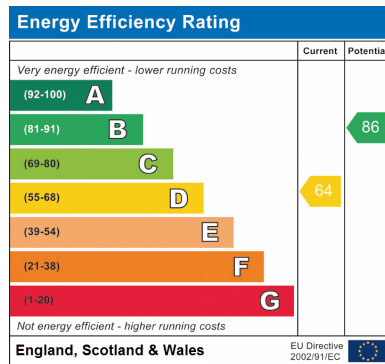
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TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

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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1 ELMSTEAD CLOSE, SEVENOAKS, KENT, KENT TN13 2EA

Refurbished and rejuvenated 3 bedroom end of terrace house with garage, garden and parking. The property boasts a bright and airy feel with large windows to allow great light flow there are new contemporary kitchen, bathrooms, new floor coverings and decoration throughout. Superbly located in a great little cul de sac within walking distance of Sevenoaks mainline station, shops, great schools and easy reach of M25.

Newly refurbished ■ 3 bedrooms ■ Close to schools ■ Tucked away position ■ Garage en bloc ■ Double glazed ■ Walking distance of Sevenoaks station ■ New bathroom ■ New kitchen ■ New Central Heating ■ Living Room ■ Sun Room ■ No chain

PRICE: GUIDE PRICE £529,950 FREEHOLD



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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 Tesco 24 hour superstore. The property is in the catchment area 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". Both are on the continuation of Bullfinch Lane and 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 right, take the left turn into Bullfinch Lane, then take the first left into Elmstead Close. Number 1 can be found first on the left hand side.

GROUND FLOOR

PORCH

Covered porch with storage space. Double glazed front door.

ENTRANCE HALL



16' 2" x 6' 0" (4.93m x 1.83m) Radiator, double glazed door and window to front, large storage cupboard and under stairs storage cupboard, stairs to first floor, wood effect flooring, doors to kitchen, living room and cloakroom.

CLOAKROOM



3' 9" x 6' 3" (1.14m x 1.91m) Double glazed window to front, low level WC, vanity unit, cupboard housing gas fired boiler, cupboard housing RCD unit and gas meter.

Wood effect flooring.

KITCHEN



9' 1" x 12' 4" (2.77m x 3.76m) Newly fitted grey wall and base units, electric hob, oven and extractor fan. Stainless steel single drainer sink unit, worktops, plumbing and space for dishwasher and washing machine, breakfast bar. Double glazed window to front, part tiled walls, wood effect flooring.

LIVING ROOM



12' 8" x 18' 8" (3.86m x 5.69m) Double glazed windows and door to rear, radiator, wood effect floor.

SUN ROOM



5' 8" x 8' 10" (1.73m x 2.69m) Wood effect flooring, solid base with windows and door to rear and side.

FIRST FLOOR

LANDING

8' 11" x 8' 11" (2.72m x 2.72m) including stairs. Galleried landing, airing cupboard

with shelving. Doors to bedrooms and bathroom

BEDROOM 1



9' 6" x 13' 2" (2.90m x 4.01m) Double glazed window to rear, radiator, built in wardrobe.

BEDROOM 2



9' 7" x 9' 8" (2.92m x 2.95m) Double glazed window to front, radiator, built in wardrobe.

BEDROOM 3

8' 11" x 9' 8" (2.72m x 2.95m) Double glazed window to rear, radiator.

BATHROOM



6' 6" x 8' 11" (1.98m x 2.72m) White suite comprising panelled bath with mixer tap and overhead shower, low level WC, vanity unit, opaque double glazed window to front, chrome heated towel rail, wood effect flooring, mirror, splash backs.

OUTSIDE

REAR GARDEN



20' 0" x 20' 0" (6.10m x 6.10m) Concrete patio to lawn with hedges, rear pedestrian access.

FRONT GARDEN

Mainly laid to lawn with pathway.

GARAGE



This is a garage en bloc with up and over door.

COUNCIL TAX BAND D