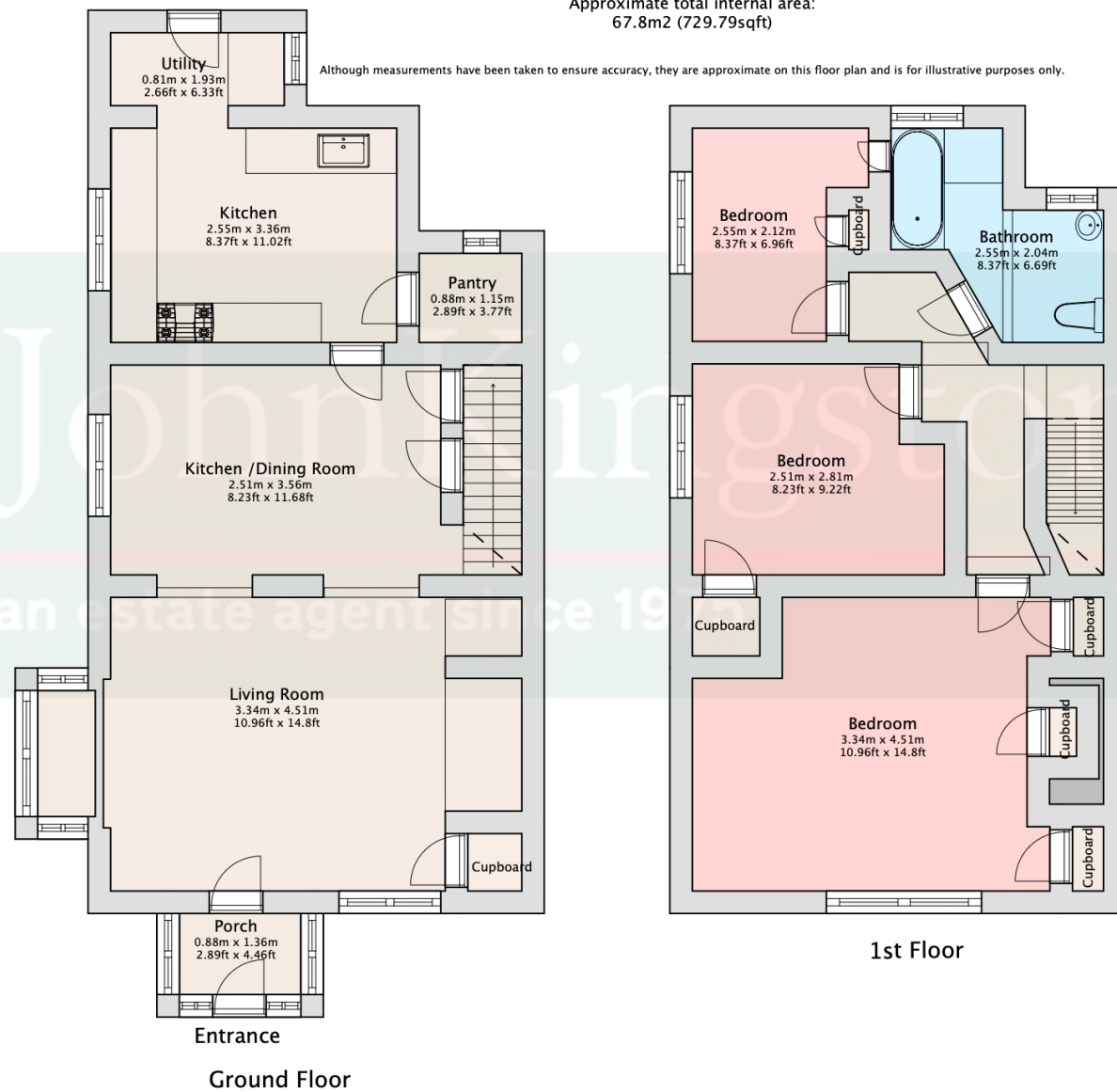


72 London Road
Approximate total internal area:
67.8m² (729.79sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

72 THE OLD BAKERY, LONDON ROAD, RIVERHEAD, SEVENOAKS, KENT TN13 2DJ

GUIDE PRICE: £550,000-£575,000. This enchanting circa 1700s end of terrace cottage, formerly an old bakery, offers three bedrooms, a contemporary kitchen, a garage, parking, and delightful wrap around gardens. With unique features at every turn, such as bespoke woodwork and artistic carvings, this charming property is brimming with character and is walking distance of shops, station and Sevenoaks wildlife reserve. Viewing of this absolute gem of a property is highly recommended in order to appreciate all it has to offer.

- 3 Bedrooms
- Beautiful, enclosed garden
- Recently fitted modern bathroom
- Full of character
- Garage and off street parking
- Double glazing and central heating
- Ideally located for schools and shops
- Short walk to Sevenoaks Wildlife Reserve
- Outdoor sauna cabin
- Walking distance to Sevenoaks mainline station

PRICE: GUIDE PRICE £550,000 FREEHOLD

SITUATION

Only a short walk away from the property is Sevenoaks Wildlife Reserve, providing calm lakes, woodland and marshes, walking trails, wildlife, an excellent visitor centre and elemental gardens, making it a beautiful space that can be enjoyed by everyone. Riverhead is a highly sought after village located on the fringe of Sevenoaks. The village features a popular Tesco superstore, a range of local shops, public houses and is generally renowned for its schooling. Commuter links are active with Dunton Green station, less than half a mile away from the property, and the mainline Sevenoaks station approximately one mile away. Additional commuter links include access to the A21 and M23/M25 at the Chevening and Morleys interchanges, which in turn provide access to London, Channel Tunnel, Dartford Tunnel, the South Coast, major airports and an international rail link at Ashford. The main town of Sevenoaks is approximately two miles in distance and features a comprehensive range of shops and facilities including restaurants, public houses, cafes and bars. The surrounding area offers a variety of sporting and recreational facilities including country walks, golf courses at Knole, Wildernesse and Nizels and sailing at Chipstead lakes. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for children. There are educational facilities in both the state and private sector at all levels, spanning the areas of Sevenoaks, Tonbridge and Tunbridge Wells.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction to the traffic lights turning left down Pembroke Road to the traffic lights. Turn right down London Road, and continue into Riverhead. At the first roundabout go straight over and at the second mini roundabout straight over again in the direction of Dunton Green. The property can be found on the corner of Hamlin Road and London Road, and access is via a gate on the right hand side of Hamlin Road.

GROUND FLOOR

ENCLOSED PORCH

4' 5" x 2' 9" (1.35m x 0.84m) Tiled floor, light, wooden brace and batten front door to sitting room.

LIVING ROOM



14' 8" x 10' 10" (4.47m x 3.30m) Warm and inviting, the sitting room opens into the dining area with exposed beams throughout. There is a newly fitted double glazed window to front, bow window to side, radiator, Inglenook fireplace with wood burning stove, wooden flooring, industrial style wall lights, built in log store with oak bookcase, and a step up to the dining room.

DINING ROOM

11' 7" x 8' 2" (3.53m x 2.49m) Exposed beams throughout, some with unique carvings. Double glazed window to side, radiator, wooden floor, built in display cabinet, shelving, understairs storage cupboard, coat cupboard, door to kitchen and stairs to first floor.

KITCHEN



11' 7" x 8' 2" (3.53m x 2.49m) Cream shaker style wooden wall and base units with slate effect worktops and tiled splashbacks, butler sink and drainer with mixer tap, walk-in larder 2'8 x 3'7, radiator, cupboard housing Worcester Bosch boiler, Hotpoint dual oven, stainless steel gas hob, integrated dishwasher. Double glazed window to side with feature lighting, wall-mounted chalk board, exposed brick. Opens into rear lobby.

UTILITY

6' 3" x 2' 6" (1.91m x 0.76m) Space for fridge freezer and plumbed for washing machine, cupboard space, window to side and door to the rear leading out to the garden.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, wood floor, exposed beams.

BEDROOM 1



14' 8" x 10' 9" (4.47m x 3.28m) A generous main bedroom with double glazed window to the front, radiator beneath, built in storage cupboards offering storage, hanging rails and shelving, one of which is mirrored. Access to the loft.

BEDROOM 2



9' 2" x 8' 2" (2.79m x 2.49m) Window to side, radiator, built in wardrobe cupboard, fitted corner shelving unit.

BEDROOM 3



8' 4" x 6' 10" (2.54m x 2.08m) Suitable for a single bed or an ideal office space. Window to side, airing cupboard housing hot water tank, with storage above.

BATHROOM



8' 4" x 6' 7" (2.54m x 2.01m) Modern white suite comprising panelled bath with overhead rainfall shower and separate hand held attachment, extractor fan, vanity unit, low level W.C., heated towel rail and integrated radiator, wall-mounted cupboard, two double glazed windows to rear, localised tiling, laminate wood floor.

GARDEN



Approached via a wooden gate and steps from Hamlin Road, these beautiful gardens wrap around three sides of the property and are fully enclosed and superbly stocked with delightful shrubs, flowers, ferns and trees. With a raised planter vegetable garden, lawns, olive trees, beautiful wisteria, water features, a patio, elevated section above garages, and even a lovely tucked away bar area to the rear, this garden offers a haven for enjoyment and entertaining. There is even an outdoor sauna cabin with built-in Bluetooth, surround sound and lighting. There is a gate for the neighbour's right of way, however it is never used.

GARAGE

There is a garage en bloc with double doors and power, with a parking space in front.

COUNCIL TAX BAND C