Ibbett Mosely

# Chapmans Road, Sundridge, TN14 6DS

## Guide Price £500,000 Freehold

**Conveniently located for local amenities, close to open countryside and easily accessible to junction 5 of the M25 and Sevenoaks town and station. Understood to have been built in the nineteen sixties this extended three bedroom family home is offered with NO ONWARD CHAIN.**

- NO CHAIN
- Two Reception Rooms
- Gas Central Heating
- South Facing Garden
- Three Bedrooms
- Kitchen
- Double Glazing
- Bathroom
- Cloakroom
- Garage and Parking

*** NO ONWARD CHAIN ***

An extended nineteen sixties three bedroom, two reception room family home with rendered and pebble dash elevations under a tiled roof with the exception of the extension which is under a flat roof. The property has gas central heating and double glazed windows and doors.

### LOCATION

Within the village there is a general stores with sub post office, a village club, medical practice and the White Hart Pub. Sundridge & Brasted Primary School is in Church Road and Radnor House Independent School is in Combe Bank Drive and there are other state and private schools in the surrounding villages and towns. There are also sporting and recreational facilities in the area. Sevenoaks town and station is about three miles and there are also stations at Dunton Green, Otford and Knockholt. The M25 junction 5 is about a mile away

### GROUND FLOOR

A double glazed door opens to the entrance hall.

### ENTRANCE HALL

With radiator, double glazed window, wood effect flooring and stairs to the first floor.

### CLOAKROOM

With w.c., and hand basin. Heated ladder style towel rail, double glazed window, wood effect flooring and cupboard with gas boiler for central heating and hot water.

### RECEPTION ROOM

With radiator, double glazed window, wall light points and wood effect flooring. Fireplace with inset fire and shelves to one side and low level cupboards to the other side. Door to the kitchen and open arch to the dining room.

### DINING ROOM

With radiator, double glazed window, wood effect flooring and double glazed patio doors to the garden.

## KITCHEN
Fitted with a range of base and wall units, inset single drainer one and a half bowl stainless steel sink unit. Built in appliances including a five ring hob, oven and extractor, fridge/freezer and dishwasher, shelved and pull out storage cupboards. Part tiled walls, double aspect double glazed windows and double glazed door to the garden.

## FIRST FLOOR

## LANDING
With hatch to the loft space and storage cupboard.

## BEDROOM ONE
With radiator, double glazed window, wardrobe cupboard and wood effect flooring.

## BEDROOM TWO
With radiator, double glazed window, wardrobe cupboard and wood effect flooring.

## BEDROOM THREE
With radiator, double glazed window, shelves in recess and arched storage area over the stairs. Wood effect flooring.

## BATHROOM
With enclosed bath with a separate shower over, w.c. and hand basin in surround with fitted cupboards. Heated ladder style towel rail, double glazed window, shaver socket, extractor fan and tiled walls and flooring.

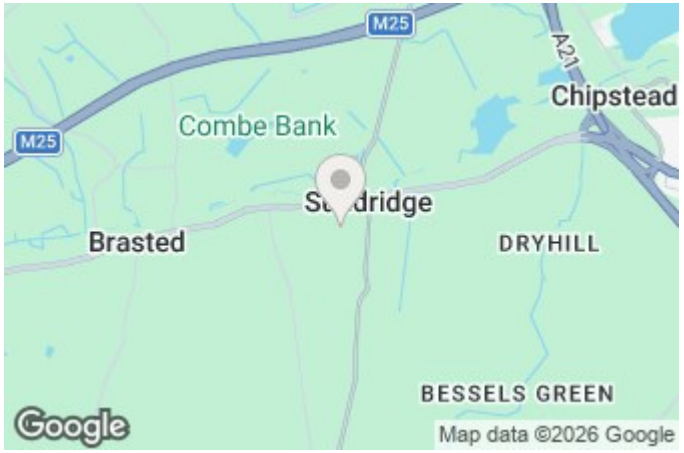
## OUTSIDE

## GARAGE AND PARKING
To the front of the house there is parking for three vehicles. To the side of the house double gates with drive lead to a SINGLE GARAGE with double doors, side door, light, power, plumbing for a washing machine and outside lighting.

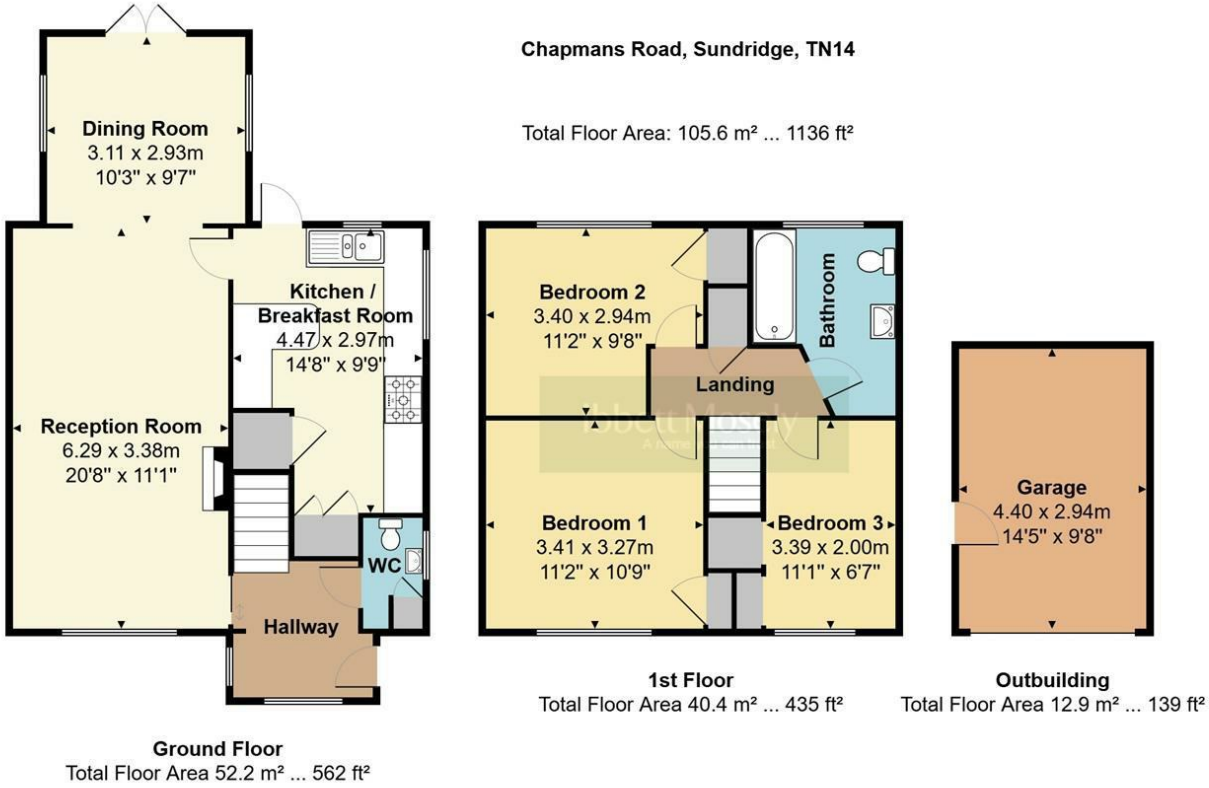
## THE GARDEN
Is on the south side of the house and includes a lawn, terrace and some shrubs. There is a garden tap and outside lighting.

## SERVICES AND COUNCIL TAX
Mains gas, water, electricity and drainage.
Sevenoaks District Council - Band "D"

## DIRECTIONS
From Westerham proceed on the A25 towards Sevenoaks, go through the village of Brasted and into Sundridge. At the traffic lights (By the White Horse pub) turn right into Church Road and then take the first right into Chapmans Road, the property will be on the left just after Chapmans Close.



EPC Rating- D




Measurements are approximate, not to scale and for illustrative purposes only.
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