



## Chipstead Park

Sevenoaks, Kent TN13

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A detached three bedroom property situated in a desirable residential location within easy access to excellent schooling, the property offers a large amount of potential which is a rare find in this location.

- Three bedrooms
- Kitchen breakfast room
- Bathroom and ensuite
- Large pretty gardens
- Driveway and garage
- NO FORWARD CHAIN

### THE PROPERTY

A detached three double bedroom chalet bungalow situated in the ever popular Chipstead Park. This property has been cared for over the years but now offers the new owners an opportunity to update and extend subject to gaining the necessary consents. The property is being offered with no forward chain.

The front door leads into the 'L' shaped entrance hall with wooden parquet flooring. Doors lead off into the lounge / dining room which has a lovely outlook onto the rear garden. The room is spacious and features a fireplace and French doors lead out to the patio. The kitchen is positioned at the front of the house which enjoys a private outlook over the front garden and driveway which has been beautifully planted with a wide array of interesting tree and shrubs species offering privacy and colour throughout the seasons.

There are two good size double bedrooms situated at the other end of the house and a family shower room. Stairs lead up from the hallway to another generous first floor





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double which is light filled due to having Velux windows and has a lovely view over the rear garden. The bedroom also benefits from an ensuite. The landing gives access to a large eaves storage space which is part boarded.

### GARDENS AND GROUNDS

The gardens are a real feature of the property with the secluded rear garden being an afternoon sun trap. They have been planted with an extensive range of flowers, trees and shrubs. The property is approached via a sloped driveway providing off street parking and leads up to the attached garage which has wooden doors, power, light and storage above. There is gated side access on both sides of the property. The rear garden is a lovely space with patio at the immediate rear with steps leading up to an area of level lawn, a well stocked border divides the rear part of the garden which was used as a vegetable patch.

### SURROUNDING AREA

Located in a sought-after position between the picturesque villages of Chipstead and Riverhead on the outskirts of Sevenoaks town just 2.2 miles from Sevenoaks High Street and 1.7 miles from Sevenoaks railway station, which offers direct services to London. The property is well-placed for Riverhead with its selection of local shops and amenities as well as Sevenoaks High Street with its range of shops, boutiques, restaurants and leisure facilities.



There are numerous excellent schools in the area both state and private including Riverhead Infants and Amherst Primary School, Sevenoaks Prep, New Beacon, The Granville, Solefields, Walthamstow Hall, and the renowned Sevenoaks School. Access to the M25 orbital motorway (Junction 5) is less than a mile away providing connections to the national motorway network.

# Chipstead Park, Sevenoaks, TN13

Approximate Area = 1255 sq ft / 116.5 sq m

Limited Use Area(s) = 61 sq ft / 5.6 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1458 sq ft / 135.2 sq m

For identification only - Not to scale



Denotes restricted head height

## TENURE

Freehold.

## SERVICES

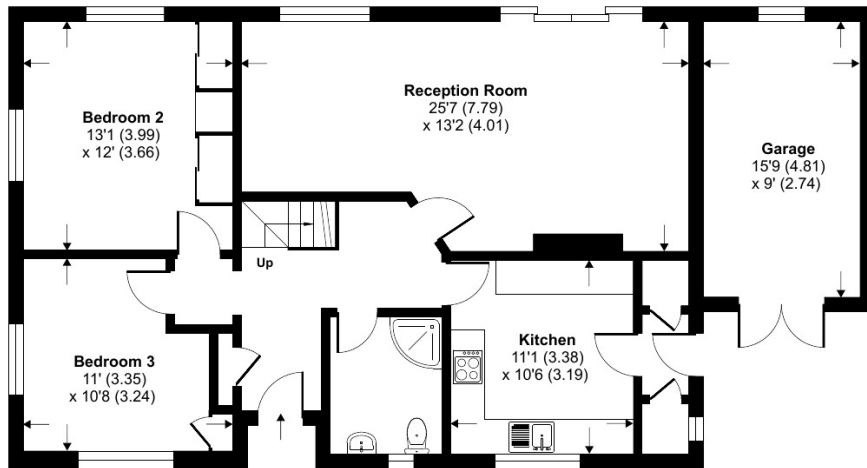
All mains services are connected.

## LOCAL AUTHORITY

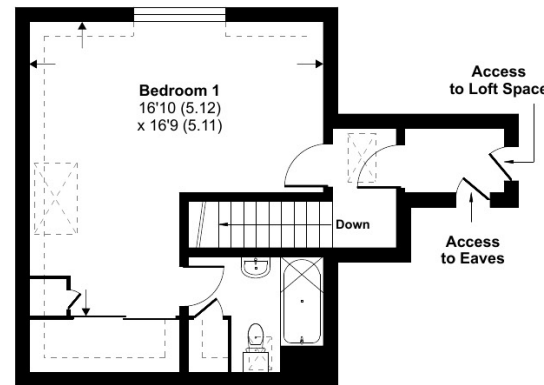
Sevenoaks District Council - Band F.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Humberts. REF: 1100614

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01732 741212

sevenoaks@humberts.com

32 London Road, Sevenoaks, Kent TN13 2DE



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