



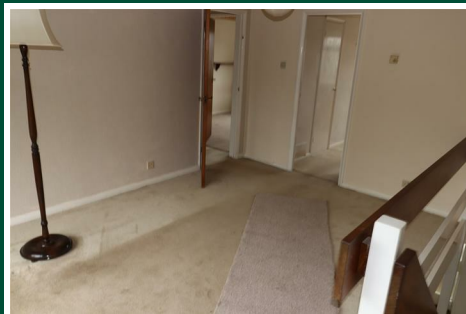
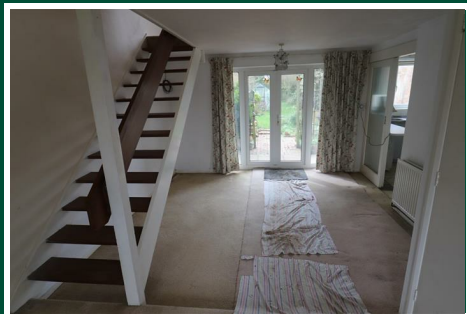
Clarks Lane, Halstead, Sevenoaks, Kent, TN14 7DG

£450,000 Freehold



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Property Description

KEYS HELD FOR IMMEDIATE VIEWING. Situated in this pretty Kent village, yet only a short drive from the thriving towns of Orpington, Bromley or Sevenoaks, this good sized staggered terraced family home comes to the market with the advantage of no onward chain. Close to motorway links (Junction 4 of the M25), a selection of railway stations with a fast and frequent commuter service to London are also close by, as are shops, and sought-after schools. The property offers immense potential, now requiring modernisation, and this is reflected in the asking price. There is also scope to extend (STPP). Accommodation includes, downstairs, an entrance porch and spacious hallway, living room, and kitchen. To the first floor, there is a very spacious landing, which could be used as a first floor reception room, with three bedrooms, and a family bathroom. To the front, there is a pretty rear garden, with own driveway leading to the garage. There is also an attractive 80'0" rear garden. (** Fee applies - see Agents Note)

Enclosed Porch

Double glazed windows and door to front. Built-in cupboard.

Entrance Hall

Two built-in cupboards. Opening onto:-

Lounge / Diner

17'9" max x 12'0" max (5.41m max x 3.66m max)

Double doors and adjacent windows to rear. Stairs to first floor. Double radiator. Door to:-

Kitchen

8'11" max x 8'7" max (2.72m max x 2.62m max)

Double glazed window to rear. Stainless steel single sink unit inset with cupboards under. Tiled splashback. Further wall and base units with work surfaces over. Built-in larder cupboard. Electric cooker point. Capped off gas point. Plumbing for washing machine. Further appliance space. Wall mounted boiler.

Landing / First Floor Reception Room

15'2" max x 12'4" max (4.62m max x 3.76m max)

Double glazed window to front. Double radiator.

Bedroom 1

10'5" max x 10'2" max (3.18m max x 3.10m max)

Double glazed window to front. Radiator. Two built-in wardrobe cupboards.

Bedroom 2

10'6" max x 8'6" max (3.20m max x 2.59m max)

Double glazed window to front. Radiator. Built-in wardrobe cupboard.

Bedroom 3

8'6" max x 7'11" max (2.44m#1.83m max x 2.41m max)

Double glazed window to rear. Radiator.

Family Bathroom

Skylight. Fitted with a white suite comprising:- panel enclosed bath with shower over, pedestal wash hand basin, and low level WC. Heated towel rail.

Integral Garage

With electric roller shutter door to front.

Front Garden

Driveway with access to the garage. Mainly laid to lawn with well stocked flower beds.

Rear Garden

approximately 80'0" (approximately 24.38m)

Covered porch and patio behind the property with further patio area. Built-in storage shed. Mainly laid to lawn with borders. Trees. Greenhouse.

Agent's Note

** Our clients have stipulated a "compliance/admin" fee of £58.80 be paid to them by the purchaser.

Council Tax Band: "E"

EPC Rating: TBA

Total Square Meters: TBA

Total Square feet: TBA

This floorplan is provided in all good faith purely as an illustration and only to show the basic layout of the accommodation. It is not to scale. An internal inspection is necessary to fully understand layout and sizes of rooms.

Viewing by strict appointment with Edmund





Floor Plan



Viewing

Please contact our Orpington Office on 01689 821904 or Orpington@edmund.co.uk should you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.