

## 3 Bedroom Terraced House for Sale - £550,000

Burlings Lane, Knockholt, Sevenoaks, TN14 7PB



### KEY FEATURES

- TERRACED PROPERTY WITH 3 BEDROOMS
- OFF STREET PARKING FOR 2+ CARS
- SPACIOUS OPEN PLAN LIVING/DINING
- FITTED KITCHEN LEADING TO
- HUGE BONUS CONSERVATORY
- NEW ROOF
- NEW BOILER & DOUBLE GLAZING
- 300FT REAR GARDEN WITH SIDE ACCESS
- SUMMER HOUSE/STUDIO WITH KITCHENETTE
- SEVENOAKS COUNCIL BAND D

## Description

Bishop Estates are pleased to offer this very attractive three bedroom terraced cottage, built in the early 1900's and in a peaceful country lane on the outskirts of Knockholt village. A beautifully rural location yet within 15 minutes drive to Westerham, Sevenoaks and Orpington.

The property briefly comprises entrance porch, open plan lounge with feature fire place and dining area. Kitchen with a selection of floor and wall units. Ground floor bathroom with separate shower cubicle. Bonus conservatory/second lounge perfect for family living.

Offering character features including wood beams, parquet flooring to the lounge and country style tiles running through the dining and kitchen area. To the first floor there are three bedrooms with wooden flooring.

The property benefits from a side access gate giving additional access to a 300ft garden with a Southwest aspect and summerhouse/studio with kitchenette. A new driveway to the front adds to this properties curb appeal. Ideal for those seeking a country lifestyle but with the convenience of village life.

## Location

The property is situated in a tucked-away location on Burlings Lane, Knockholt, TN14. The property is on the outskirts of Knockholt village which offers local amenities including a village store, a garage and public houses. Knockholt Station lies 3 miles away and offers services into London Charing Cross / London Canon Street. Orpington lies about 4 miles distant with its High Street and mainline station on the Charing Cross/ Canon Street and Victoria line. The larger town of Sevenoaks is about 5 miles with a wider range of shopping facilities, restaurants, a cinema/theatre plus further amenities. There is access to the M25 motorway nearby at Junctions 4 or 5 offering connections to Gatwick and Heathrow airports, the Dartford Crossing and the Channel Tunnel.

## Ground Floor

### Enclosed entrance porch - 6' 2" x 5' 10" (1.9m x 1.8m)

Generous and inviting entrance porch, with built in storage cupboard, tiled flooring and leading through into the ground floor accommodation.

**Lounge - 13' 8" x 12' 5" (4.2m x 3.8m)** Double glazed window to front, parquet flooring, radiator, wood burner to remain, recessed ceiling lights, dark wood character beams, open plan to dining area

**Dining Area - 15' 4" x 7' 10" (4.7m x 2.4m)** Tiled floor with recessed ceiling lights. Access to understairs storage. Dark wood character beams. Door to kitchen



**Kitchen - 11' 5" x 8' 2" (3.5m x 2.5m)** Range of wooden wall and base units with work surfaces over, integrated oven, ceramic hob, plumbing for washing machine, extractor hood, sink and drainer with mixer tap, spotlights, tiled flooring, door to conservatory

**Bathroom - 11' 5" x 6' 6" (3.5m x 2m)** Double glazed window to rear, bath wth bath panel, hand wash basin, low level wc and separate shower unit, range of bathroom units, heated towel rail, half tiled

**Conservatory - 17' 4" x 9' 6" (5.3m x 2.9m)** Victorian style with bay curved front and ceiling fan. Wooden window cills, Pitched roof, recessed ceiling lights, wall lights, double radiator, wooden floor. Double glazed door to garden

#### First Floor

**Bedroom 1 - 13' 8" x 10' 9" (4.2m x 3.3m)** Double glazed dual aspect windows to front, radiator, ceiling light, wood flooring. Storage cupboard

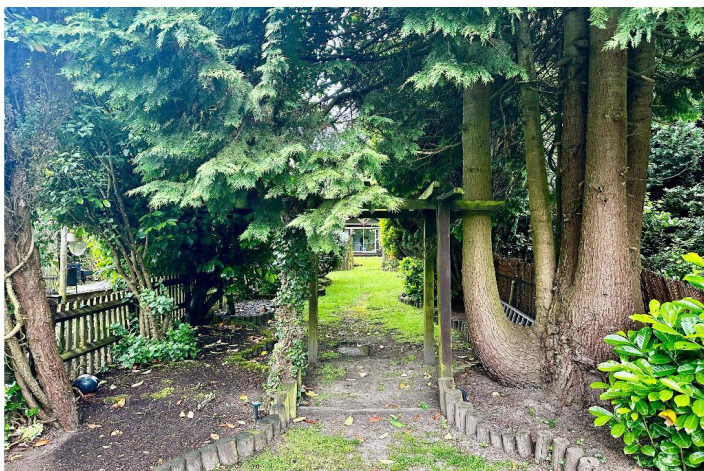
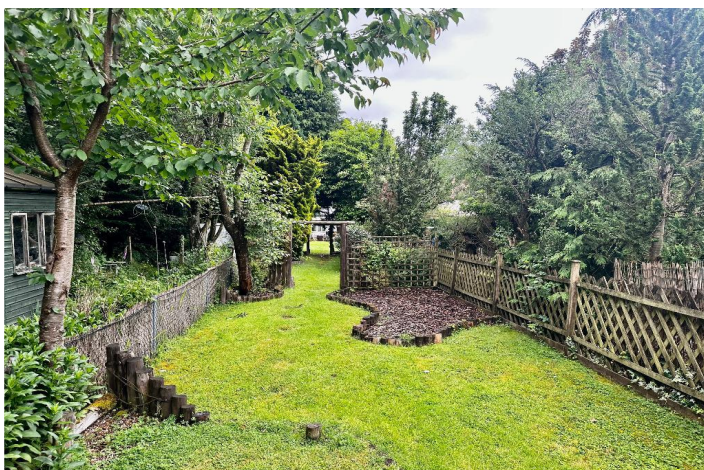
**Bedroom 2 - 10' 9" x 8' 6" (3.3m x 2.6m)** Ceiling light. Double glazed window to rear. Wood flooring

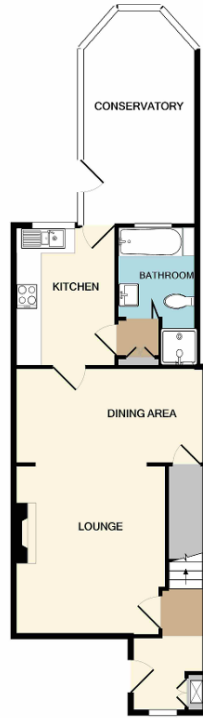
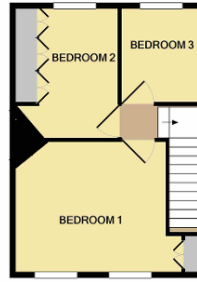
**Bedroom 3 - 7' 10" x 6' 10" (2.4m x 2.1m)** Ceiling light. Double glazed window to rear. Wood flooring

#### Exterior

**Summer House - 11' 9" x 9' 10" (3.6m x 3m)**

**Summerhouse Kitchenette - 11' 9" x 5' 2" (3.6m x 1.6m)**





1ST FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.6 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 870 SQ.FT.  
(80.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1200 SQ.FT. (111.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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