

3 Bedroom Semi-Detached House for Sale - £560,000

Fort Road, Halstead, Sevenoaks, TN14 7BW



KEY FEATURES

- COMPLETELY REFURBISHED FAMILY HOME • THREE BEDROOMS • LUXURY FITTED KITCHEN • LUXURY BATHROOM WITH TV • UTILITY ROOM AND CLOAKROOM • LOUNGE AND DINING ROOM • COUNTRYSIDE PEACEFUL LOCATION • OFF STREET PARKING FOR SIX CARS • GOOD SIZE REAR GARDEN WITH DECKING • COUNCIL TAX BAND D

Description

Bishop Estates are pleased to offer for sale this immaculate three bedroom semi detached family home in the popular Halstead area, being sold chain free.

The property has undergone a programme of refurbishment and comprises of: family reception room, dining room with double doors to rear garden, luxury fitted kitchen, lobby with storage areas, ground floor cloakroom, utility room, three bedrooms, luxury bathroom with tv to the first floor, off street parking to front via double gates providing parking for six + cars, rear garden with decked area and lighting surrounding, outside security lighting, side access, further large patio to side, patio area to rear. To fully appreciate what this beautiful home has to offer, please contact us on 01689 873796 to arrange a viewing.

Location

The property is ideally situated for using the local recreation ground, as well as being within easy reach of the village primary school, pub and store, with mainline rail links to London available locally from Knockholt station. A wider array of all shopping, social, leisure and educational facilities can be found in either of the neighbouring towns of Sevenoaks or Orpington, each with their own fast and frequent rail links to London Bridge / Charing Cross.

Ground Floor

ENTRANCE HALL - Via covered entrance porch, upvc front door, alarm controls, CCTV, laminate floor covering, spotlights, understairs shoe cupboard, further cupboard and hanging cupboard.

RECEPTION ROOM - 14' 2" x 10' 3" (4.33m x 3.14m)

Laminate floor covering, double glazed windows to front, Coal effect feature fireplace, radiator, wooden mantle, glass enclosed door.

DINING ROOM - 10' 7" x 10' 3" (3.23m x 3.13m)

Laminate flooring, storage cupboard with shelving, radiator, double glazed windows to rear and double glazed french style doors to rear.

FITTED KITCHEN - 10' 7" x 10' 7" (3.24m x 3.24m) With matching wall and base units with Granite work tops over, under unit lighting, plinth lighting, part tiled walls, tiled flooring with underfloor heating, integrated fridge/freezer, integrated full size dishwasher, range oven with extractor hood over, spotlighting, Butler style sink with mixer tap, double glazed windows to rear, door with glass insert. Through to:-

LOBBY AREA - With cupboard housing boiler, double glazed window to rear. Cupboard housing meters. Further



storage cupboard. UPVC door leading to the side.

GROUND FLOOR CLOAKROOM - High flush wc, tiled floor, fully tiled walls, double glazed window to side.

UTILITY ROOM - 9' 6" x 5' 3" (2.91m x 1.63m) Double glazed window to front, space for tumble dryer, space and plumbing for washing machine, Butler sink with mixer tap, central light fitting, tiled floor with underfloor heating, storage cupboards.

First Floor

LANDING - Double glazed window to side, carpet.

BEDROOM ONE - 11' 0" x 10' 4" (3.38m x 3.15m) Radiator, double glazed window to front, carpet, various built in wardrobe cupboards with hanging and shelving, wall mounted lights, carpet, loft access.

BEDROOM TWO - 12' 2" x 9' 0" (3.71m x 2.75m) Double glazed window to rear, radiator, laminate flooring, cupboard housing hot water tank.

BEDROOM THREE - 7' 6" x 7' 4" (2.31m x 2.25m) Carpet, radiator, double glazed window to front, wardrobe cupboards with hanging and storage, carpet.

BATHROOM SUITE - 7' 10" x 5' 0" (2.39m x 1.55m) Victorian style claw foot bath with mixer tap and shower attachment, radiator with heater towel rail, wash hand basin, low level wc, frosted double glazed window to side, fully tiled, spot lights, wall mounted TV.

Exterior

FRONT GARDEN - Via double gates, shingled driveway providing off street parking for six + cars, flower and shrub borders with exterior lighting, side access to garden.

REAR GARDEN - Side access, flower borders with lighting, decking with lighting, rear patio, Synthetic lawn, large oil tank, additional patio to side.





GROUND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.2 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) 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		
		75
	46	
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		81
	56	
England, Scotland & Wales	EU Directive 2002/91/EC	

Additional Information

Property Misdescriptions Act 1991 The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A buyer is advised to obtain verification from their solicitor or surveyor.