

2 Bedroom Semi-Detached House for Sale - Guide Price £625,000

Bowmans Orchard Cottages, Burlings Lane, Knockholt, Sevenoaks, TN14 7PD



KEY FEATURES

- CHARACTERFUL SEMI DETACHED COTTAGE
- TWO/THREE BEDROOMS
- GREAT SIZE RECEPTION ROOM
- STUDY AREA
- GROUND FLOOR BATHROOM SUITE
- FIRST FLOOR SHOWER ROOM
- OFF STREET PARKING TO THE FRONT
- MATURE REAR GARDEN WITH OUTHOUSE
- RURAL LOCATION
- COUNCIL TAX BAND D

Description

We are delighted to offer this very characterful 2/3 bedroom semi detached cottage set in a quiet lane. The property comprises of a ground floor bathroom suite, a spacious reception room leading to a study area, Shaker style fitted kitchen leading to dining area, utility room, two double bedrooms, shower room/potential third bedroom. Off street parking is available to the side of the property, mature garden mainly laid to lawn with garden shed and timber clad outbuilding ideal for a Home office. To fully appreciate what this property has to offer, please call Bishop Estates to arrange a viewing on 01689 873 796.

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

ENTRANCE HALL - 9' 11" x 4' 0" (3.03m x 1.25m) Painted beams, spot lights, radiator, tiled floor, wooden stable door, cupboard housing boiler.

BATHROOM - 8' 2" x 4' 11" (2.5m x 1.5m) Panelled bath with mixer tap and hand shower, separate overhead shower, wash hand basin with hot and cold tap, low level wc, part tiled walls, tiled floor, heated towel rail, double glazed window, wooden panelled latch door.

RECEPTION ROOM - 16' 0" x 11' 5" (4.9m x 3.5m) Wooden panelled door with latch, radiator, beamed ceiling, double glazed double doors to rear garden, brick built chimney breast with log burning stove, arch either side.

STUDY AREA - 10' 9" x 5' 10" (3.3m x 1.8m) With sloping ceiling, double glazed window to rear, back to back chimney breast to the reception room.

FITTED KITCHEN - 10' 9" x 8' 1" (3.28m x 2.48m) Fitted kitchen with a range of matching wall and base units with Beech work tops over, double glazed window to side, integrated dishwasher, tiled floor, built in five ring range



style gas cooker with extractor hood, spot lighting, wooden latch door.

BREAKFAST AREA/DINING ROOM - 12' 4" x 10' 4" (3.78m x 3.16m) Tiled floor, small storage cupboard, beamed ceiling, double glazed French doors to garden. Leading through to utility room.

UTILITY ROOM - 8' 4" x 6' 9" (2.56m x 2.09m) With a range of matching wooden cupboards and wooden work tops over, tiled floor, wooden panelled stable door to garden, Butler style sink with mixer tap, double glazed window to side and rear, space and plumbing for washing machine, wooden stable door to side.

FIRST FLOOR LANDING - Carpet, sliding door to the bathroom.

First Floor

MASTER BEDROOM - 11' 6" x 11' 0" (3.53m x 3.36m) Double glazed window to rear, radiator, carpet, wall to wall fitted wardrobe cupboards.

BEDROOM TWO - 11' 0" x 9' 4" (3.36m x 2.87m) Carpet, fitted wardrobe cupboard with shelving one end, double glazed window to rear, radiator.

SHOWER ROOM/POTENTIAL BEDROOM THREE - 8' 9" x 7' 7" (2.67m x 2.32m) Shower cubicle, tiled floor, storage cupboard, tall radiator, double glazed window to rear, wash hand basin with hot and cold tap.

Exterior

OFF STREET PARKING - Paved off street parking space to front for two small cars.

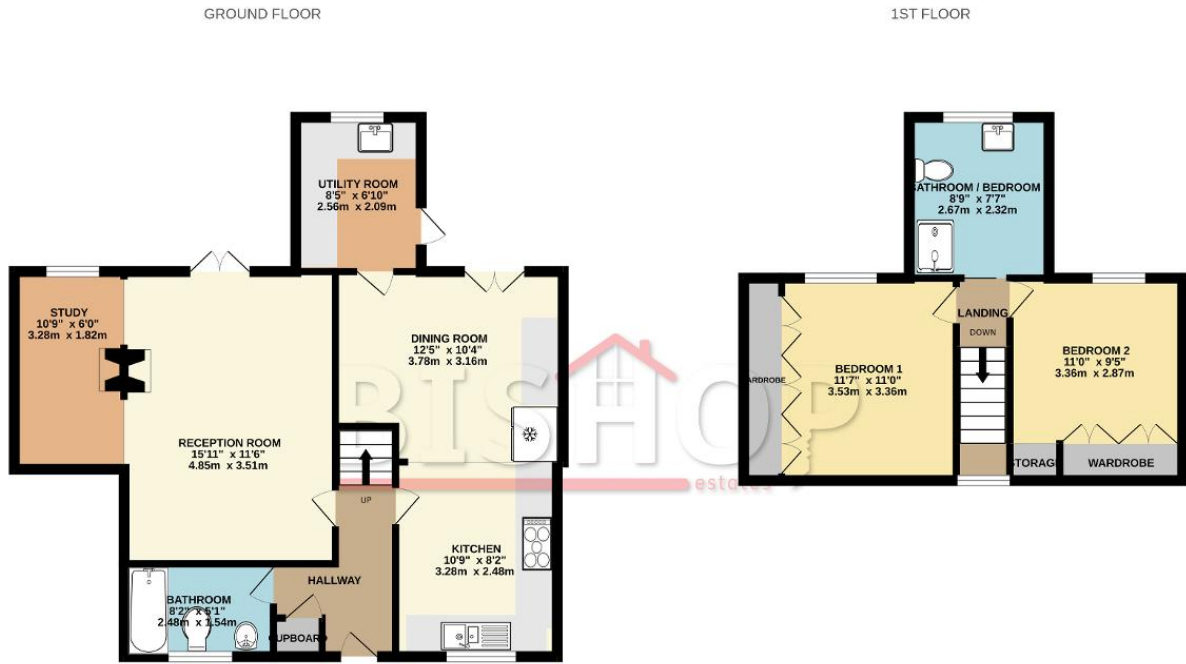
REAR GARDEN - With outside lighting, patio area, outside tap, side access, garden shed, further cabin shed with power and light, mainly laid lawn, mature trees and shrubs.



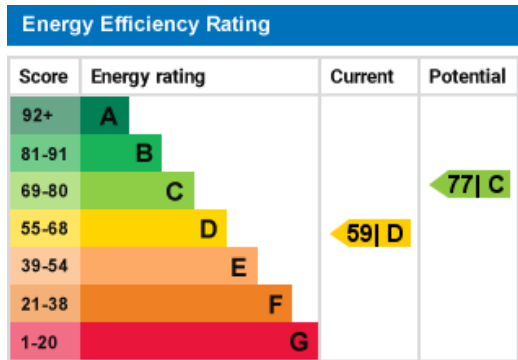


Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	Current
<p>Smart - lower running costs</p> <p>A B C D E F G</p> <p>Smart - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>1</p>	<p>1</p>

AWAITING EPC



TOTAL FLOOR AREA : 990sq.ft. (92.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Additional Information

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- While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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their offer to purchase.

5. Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

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