



MOLONEY COUNTRY PROPERTY



15 STREAM PIT LANE SANDHURST



15 STREAM PIT LANE, SANDHURST, KENT. TN18 5LB

CHAIN FREE. A SEMI DETACHED, 2 BEDROOM BUNGALOW SITUATED IN A POPULAR RESIDENTIAL LOCATION CLOSE TO THE CENTRE OF THE VILLAGE, WITHIN THE CRANBROOK SCHOOL CATCHMENT AREA, CONVENIENTLY LOCATED FOR LOCAL SERVICES INCLUDING VILLAGE SHOP AND PRIMARY SCHOOL. CURRENTLY COMPRISING 2 BEDROOMS, BATHROOM, SITTING/DINING ROOM & KITCHEN, OFFERING SCOPE FOR EXTENSION (SUBJECT TO PP). GOOD SIZE GARDENS FRONT AND REAR, AMPLE PARKING, DETACHED SINGLE GARAGE. GFCH.

ACCOMMODATION LIST: ENTRANCE HALL, SITTING/DINING ROOM, 2 DOUBLE BEDROOMS, BATHROOM. FRONT GARDEN, SINGLE GARAGE, OFF ROAD PARKING, GOOD SIZED ENCLOSED REAR GARDEN ENJOYING WOODLAND BACKDROP BACKING ON TO THE STREAM. GFCH.



Part glazed wooden door to:

ENTRANCE HALL: Painted panelled doors to all rooms. Tiled floor. Loft hatch. BT point.

SITTING/DINING ROOM: UPVC double glazed picture window enjoying views over the rear garden with matching door leading out to the rear terrace. Wooden fire surround inset with wood-burning stove on granite hearth. Coved ceiling. TV point.

KITCHEN/BREAKFAST ROOM: Wooden part glazed door leading out to the rear terrace, UPVC double glazed window with blind to the side. Fitted with range of oak base and wall units with roll edge laminate worktop over, inset with single bowl, single drainer stainless steel sink unit. Zanussi 4 ring gas hob with Indesit electric fan assisted oven below. Tiled splash-backs. Space for under counter appliances, plumbing for washing machine. Coved ceiling, three light spot track. Breakfast bar with stools, overhead plinth with inset lighting. Cupboard housing Viessmann gas fired boiler. Ceramic tiled floor.

BEDROOM ONE: UPVC double glazed window to the front.

BEDROOM TWO: UPVC double glazed window to the front.

BATHROOM: Obscure UPVC double glazed window to side. Fitted with white suite comprising WC, pedestal hand basin & free standing claw foot bath with telephone shower over. Tiled walls, tiled floor. Chrome ladder style heated towel rail. Extractor, shaver point.



PRICE GUIDE £ 350,000



OUTSIDE: The property is approached from the road over a driveway, providing ample parking and giving access to the detached single garage. The front garden is mainly laid to lawn with brick retaining walls and planted beds. The rear garden is also mainly laid to lawn with small landscaped fish pond and enjoys a stream running along the rear boundary with woodland backdrop beyond. To the rear of the property is a brick paved terrace for alfresco dining.

SERVICES: Mains electricity, water and drainage are connected. Gas fired central heating.

FLOOR AREA: 68 m² (732 ft²) Approx.

EPC RATING : 'C'

LOCAL AUTHORITY: Tunbridge Wells Borough Council.

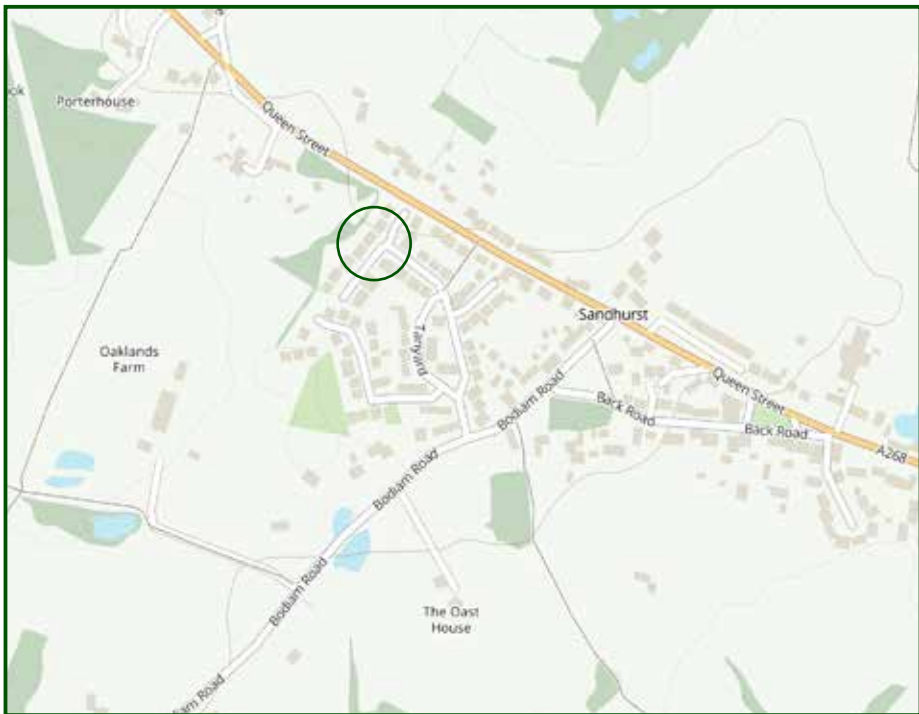
COUNCIL TAX BAND: 'C'

TRANSPORT LINKS: For the commuter Etchingham and Staplehurst stations provide services to London Bridge, Waterloo, Charing Cross & Cannon Street. The Motorway network (M25) can be easily accessed at Junction 5 (A21) north of Sevenoaks.

DIRECTIONS: Travelling on the A268, Hawkhurst to Rye road, turn right onto the Bodiam road in the centre of the village. After a short distance turn right into Tanyard and right again into Poundfield, continue into Stream Pit Lane, at the cul de sac T junction No 15 will be found immediately ahead.

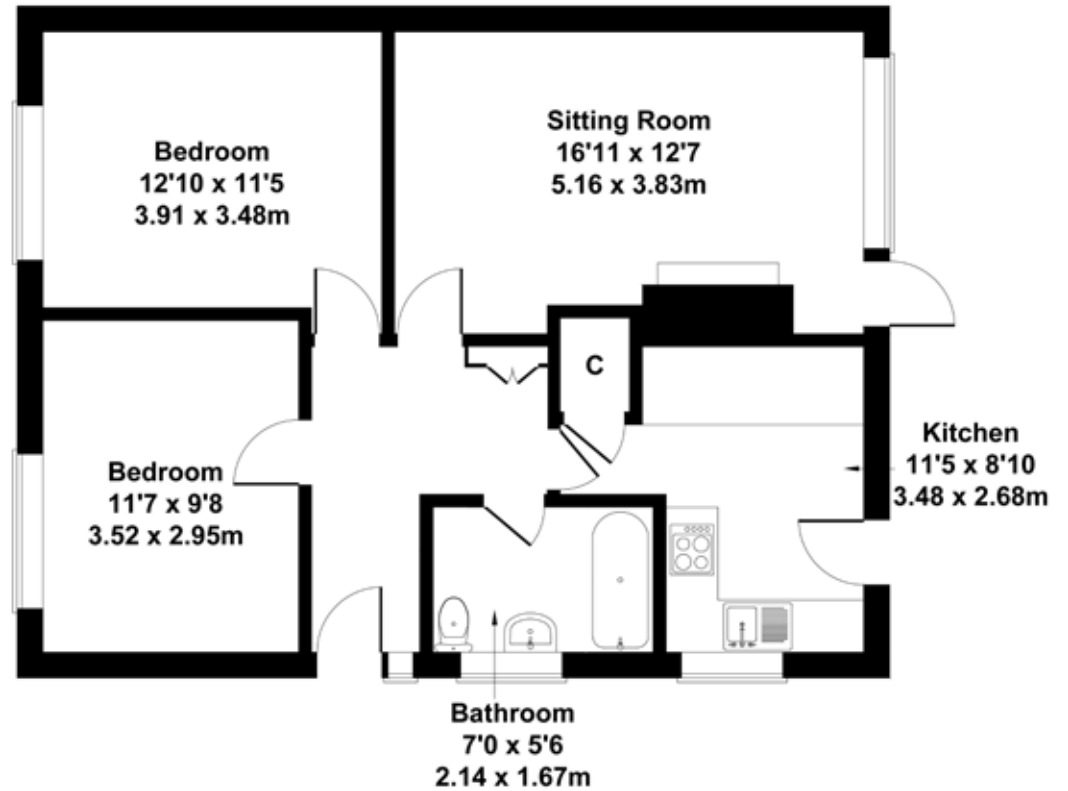
WHAT3WORDS (Location): [///bulletins.sponsors.scar](http://bulletins.sponsors.scar)

VIEWING: All viewings by appointment only. A member of our team will conduct all viewings, whether or not the vendors are in residence.



15 Streamait Lane

Approximate Gross Internal Area
732 sq ft - 68 sq m



Not to Scale.
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
81-91	B		85 a
69-80	C	69 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MOLONEYCOUNTRYPROPERTY.COM

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IMPORTANT NOTICE: Moloney Country Property provides these particulars in good faith for guidance purposes only. The vendors of the property have supplied to us the aforementioned measurements of garden, and/or land sizes. We wish to stress that Moloney Country Property whilst able to digitally measure land sizes, takes no responsibility for any errors or omissions incurred as a result of this process. We strongly encourage purchasers to satisfy themselves that the particulars contained herein are accurate prior to entering into negotiations and/or incurring any professional costs. Please note that we have not conducted a structural survey of the property nor have we tested any of the heating, drainage, services, fittings or sanitary items in this property.