



**SINGLE WELL, JUBILEE CRESCENT, IGHTHAM, KENT, TN15 9AE**

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# £725,000

## FREEHOLD

Three bedroom semi-detached family home in need of updating.

Large plot with potential for extension (subject to planning permission).

Large south facing rear garden. NO ONWARD CHAIN.







We are pleased to market this attractive 1930's semi-detached family home. Available to the market for the first time in over 50 years, this well-loved home is now in need of a full refurbishment. The property has scope to improve and extend (subject to the usual planning requirements) and is located on a generous plot in the sought after village of Ightham.

Tucked away in a corner position you will see that the property has a large wrap around garden. The front garden is mainly laid to lawn but has a driveway with parking for approx. 3 cars. The rear garden is large with a south facing aspect.

This is traditional style 1930's house. As you enter the property you will find a well-proportioned Lounge on the right. There are French doors leading to the garden room which is used by the current owners as a storage area. The Dining room is on your left and there is a large bay window which allows for plenty of natural light. The Kitchen requires updating and replacement. At the rear of the property is lean-to which leads out to the garden.

Upstairs you will find two large double Bedrooms as well as a generous single room. There is a family Bathroom as well as a separate WC.

This property will appeal to anyone looking for a project to design their dream family home in a sought after village location.

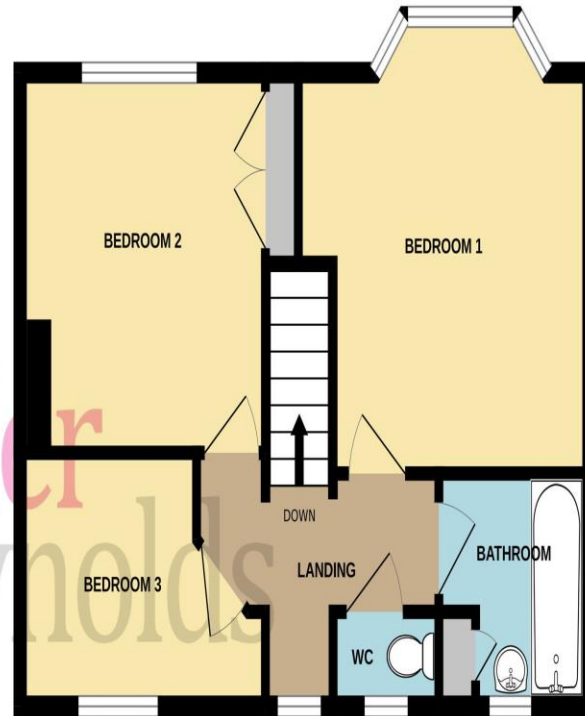
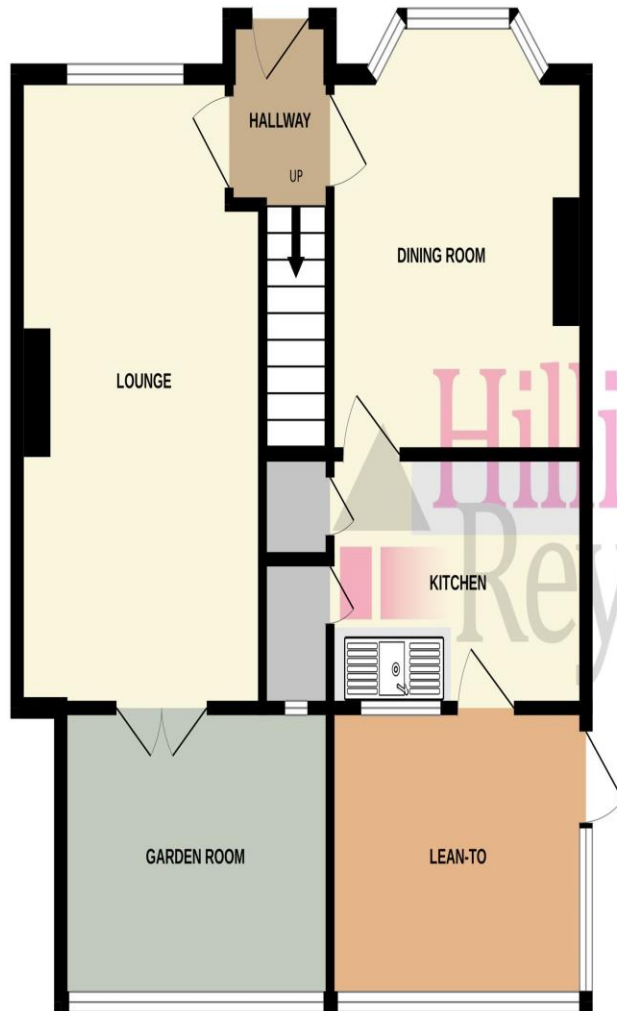
Ightham is a beautiful village on the outskirts of Borough Green. For commuters you have the choice of either Borough Green station which is approximately 2 miles away or Sevenoaks station which is less than 6 miles away. For schooling there is a variety of schools within a few miles and Ightham has its own popular Primary school in the village which is within walking distance. The larger village of Borough Green is just a short drive away and has a variety of convenience stores as well as a selection of coffee shops. There are good transport links with the M20, M26 Motorways just a short drive.

This property is offered for sale with NO ONWARD CHAIN.

# ACCOMMODATION

GROUND FLOOR

1ST FLOOR



## Hallway

## Lounge

17'4" (5.28m) x 10'11" (3.33m)

## Dining Room

11'4" (3.45m) x 9'10" (3.00m)

## Kitchen

11'4" (3.45m) x 6'11" (2.11m)

## Lean-to

11'4" (3.45m) x 8'0" (2.44m)

## Garden Room

11'11" (3.63m) x 8'0" (2.44m)

## First Floor Landing

## Bedroom 1

11'5" (3.48m) x 10'11" (3.33m)

## Bedroom 2

10'11" (3.33m) x 10'0" (3.05m)

## Bedroom 3

10'11" (3.33m) reducing to 7'10" (2.39m) x 6'11" (2.11m)

## Bathroom

## W.C.

## Outside

Large south facing rear garden mainly laid to lawn. Generous front and side garden. Driveway with parking for approx.3 cars.

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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## Route to View

From our office in Borough Green proceed west along the Sevenoaks Road towards Ightham. Go straight over the first 2 roundabouts heading towards Sevenoaks. After approximately 1/4 mile take the first left turn into Sevenoaks Road. Jubilee Crescent is the first right turn and the property can be found at the end of the road in the far corner.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose.

## Helpful Information

Buying a home is a big commitment and we therefore recommend that you visit the following websites for more helpful information about the property before proceeding:

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

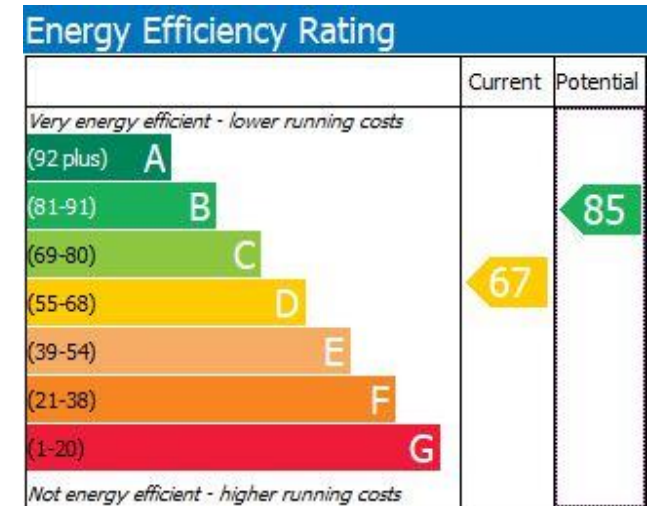
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)

<http://list.english-heritage.org.uk>

[www.fensa.org.uk](http://www.fensa.org.uk)

[www.gov.uk/green-deal-saving-measures](http://www.gov.uk/green-deal-saving-measures)

[www.lpoc.co.uk](http://www.lpoc.co.uk) (for listed homes)



For more information or to arrange an appointment to view, please contact us on:

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