



1 BROOM COTTAGES, SEAL CHART, KENT, TN15 0EX

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 **Hillier**
Reynolds

£425,000

FREEHOLD

Well-presented three bedroom end of terrace cottage.

Established westerly facing garden. Garage and off-road parking.

Sought-after semi-rural location. NO ONWARD CHAIN.





We are pleased to market this well-presented three-bedroom end of terrace cottage that is located in the stunning semi-rural location of Seal Chart. The property is located just off a quiet country lane and is surrounded by beautiful countryside; however, Sevenoaks town centre is less than 5 miles away. For commuters, there is the choice of either Sevenoaks or Otford train stations as well as Kemsing and Borough Green that all offer regular services to London Bridge and Charing Cross.

This well-loved home is now offered for sale with NO ONWARD CHAIN. The entrance hall leads to the spacious sitting room which has an attractive log burner as a central focal point of the room and a large window allows for plenty of natural light and enjoys views over the surrounding countryside.

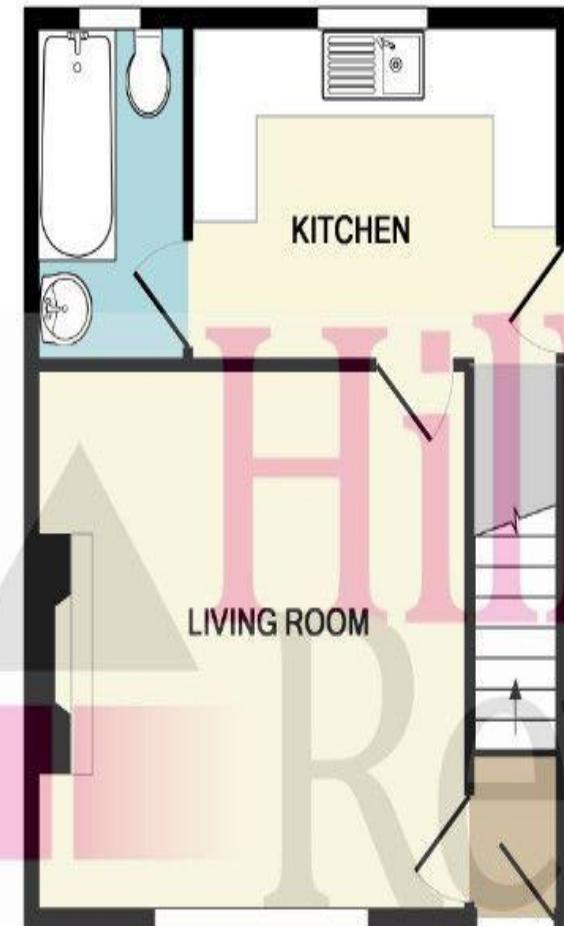
The kitchen is modern and well-fitted with a good selection of cupboards and worktop space. There is a back door leading out to the paved patio area and outside space. The established garden is at the front of the property and is mainly laid to lawn with borders stocked full of mature shrubs and plants. There is a greenhouse as well as a wooden storage shed. To the side of the property, you will find a summer house which is insulated and has a power connection. This has been previously been used by the current owners as a home office.

There is a detached garage with a driveway with parking for one car.

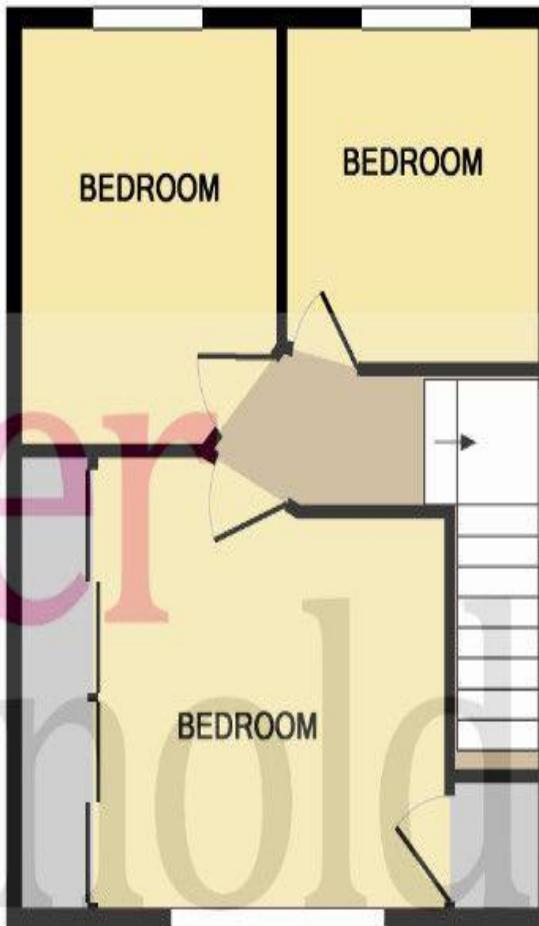
A modern and stylish bathroom complete the downstairs accommodation.

Upstairs you will find three well-proportioned sunny bedrooms. The master bedroom is located at the front of the property and enjoys stunning views over the surrounding countryside. There is a good selection of built-in wardrobes providing plenty of storage space. The second bedroom is a double room and the third bedroom is a generous single room.

Viewing is highly recommended to fully appreciate the charm and stunning location of this home.



GROUND FLOOR



1ST FLOOR

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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ACCOMMODATION

Entrance Hallway

Living Room

13'8" (4.17m) x 12'6" (3.81m)

Kitchen

13'11" (4.24m) x 11'8" (3.56m)

Bathroom

First Floor Landing

Bedroom 1

11'3" (3.43m) x 10'7" (3.23m)

Bedroom 2

9'11" (3.02m) x 8'4" (2.54m)

Bedroom 3

8'5" (2.57m) x 8'0" (2.44m)

Outside

Large westerly facing established front garden comprising of lawn area with borders stocked with mature flowers & shrubs. Driveway for 1 car leading to:-

Detached Garage

20'4" (6.20m) x 7'10" (2.39m)

Paved patio area to side of property. Greenhouse and wooden garden shed. Summer house.



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

www.landregistry.gov.uk

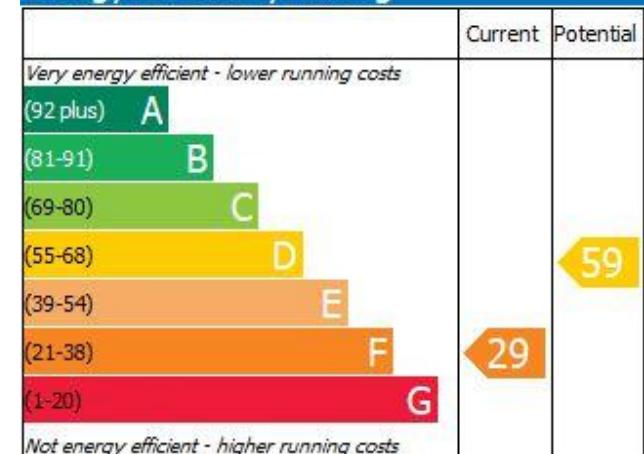
<http://list.english-heritage.org.uk>

www.fensa.org.uk

www.gov.uk/green-deal-saving-measures

www.ipoc.co.uk (for listed homes)

Energy Efficiency Rating



Route to View

From our office in Borough Green proceed West towards Sevenoaks. Proceed straight over the first roundabout staying on the Sevenoaks Road. After approximately 2 miles turn right onto Pillar Box Lane. Take the next available right hand turning. Proceed for a few hundred yards and Broom Cottages can be found a little way up the hill on the left-hand side as denoted by our For Sale board. Follow the path and the home is the first property on the right.

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

01732 884422

enquiries@hillier-reynolds.co.uk

www.hillier-reynolds.co.uk

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.

