



Heathfield Road, Sevenoaks  
Kent, TN13



*Beyond your expectations*



# Chalet Bungalow requiring refurbishment or development

Chalet Bungalow | Development Potential | Possible Building Plot | Three Bedrooms | Two Bathrooms | Sitting Room | Garden Room | Utility Room | Off Street Parking | Garage | Garden | No-Through Road

## Guide Price £400,000 Freehold

### Description

Detached chalet bungalow in a desirable no through road, set on a plot with development potential.

The house offers scope for renovation of the existing house or an opportunity to explore the possibility of building new dwellings on the plot (subject to the necessary consents and a buyer's own investigations).

The property extends to 1198 sq. ft. and comprises a kitchen, utility room, sitting room with a conservatory style garden room, two bedrooms and a shower room on the ground floor and a master bedroom with en-suite bathroom on the first floor.

### Outside

The garden can be accessed from the utility room, garden room and also via side access. The house benefits from a wide plot, which has great development potential. The plot currently encompasses a garage and off street parking area.

### Location

The house is located on Heathfield Road, a sought after no-through road near the Bradbourne Lakes area of Sevenoaks (0.4 miles) and 1 mile from Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, London Charing Cross and Cannon Street in under 40 minutes).

Shopping facilities and restaurants can be found at Sevenoaks High Street and Riverhead. Access to the M25 (junction 5) and A21 can be found at the Chevening interchange and leads to the major motorway network, Gatwick, Heathrow and Stansted International Airports, as well as the Channel Tunnel Terminus, Ebbsfleet International and the South Coast.




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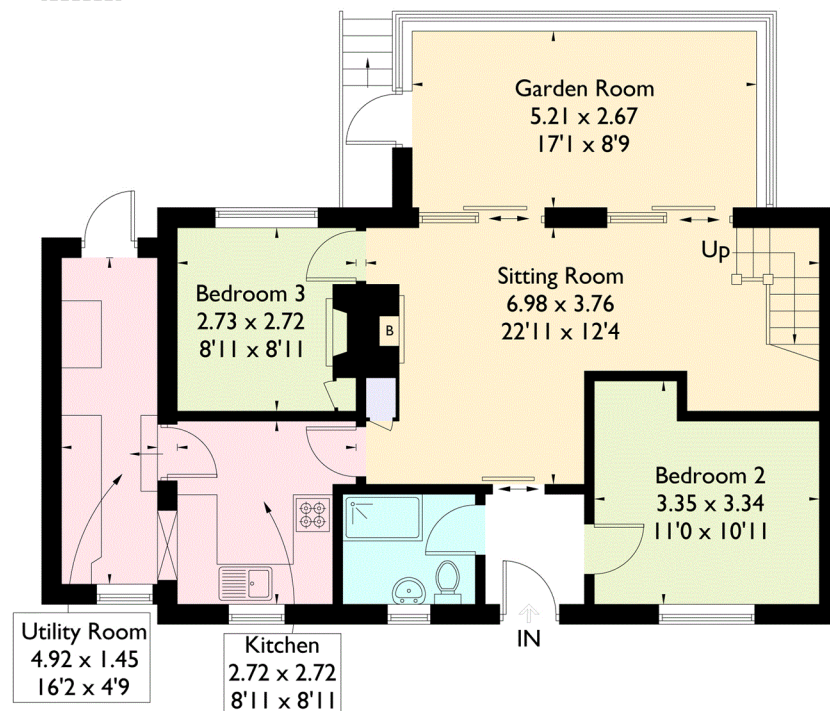
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Heathfield Road, Sevenoaks

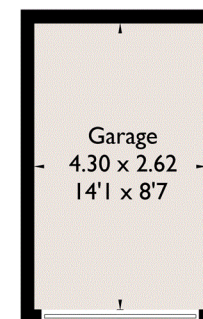
Approximate Gross Internal Area = 111.3 sq m / 1198 sq ft  
 Garage = 11.2 sq m / 120 sq ft  
 Total = 122.5 sq m / 1318 sq ft



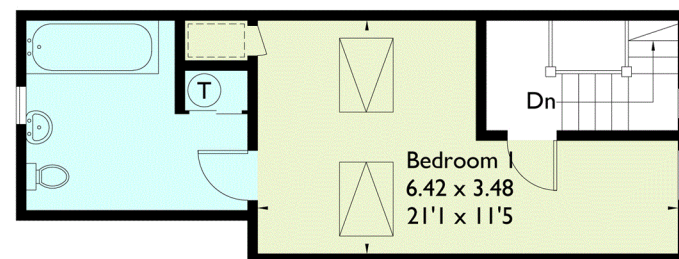
 = Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual  
Location / Orientation)



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 170122

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



