



The Patch

Sevenoaks, TN13 2DH

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A refurbished detached chalet bungalow with stylish interior, driveway and south facing garden. The property is situated on a cul de sac in the heart of Riverhead close to amenities, great schools and approximately 1 mile from Sevenoaks Station.

- Detached with 3/4 bedrooms
- Outstanding presentation throughout
- Walking distance to Sevenoaks Station
- Open-plan living space
- Flat south facing garden
- Driveway for up to 3 cars
- Close to shops & great schools

PROPERTY

This fantastic family home was originally built in the 1930s and has been renovated and improved by the current owners. Internally the accommodation is immaculately presented throughout, offering plenty of space and a contemporary décor.

The new front door opens into an entrance hall with beautiful oak flooring, which flows into the huge open-plan living/dining room which is over 26 feet in length. It offers plenty of space for a large sofa and dining table with a bay window overlooking the front of the property. Bi-folding doors at the back of the room open out into a conservatory which provides further living space from where you can sit and enjoy the garden with a door leading onto the patio. The kitchen which is semi-open to the living space is fitted with a range of contemporary handle-less wall and base units with solid surface worktops and a tiled splashback. Integrated appliances include an



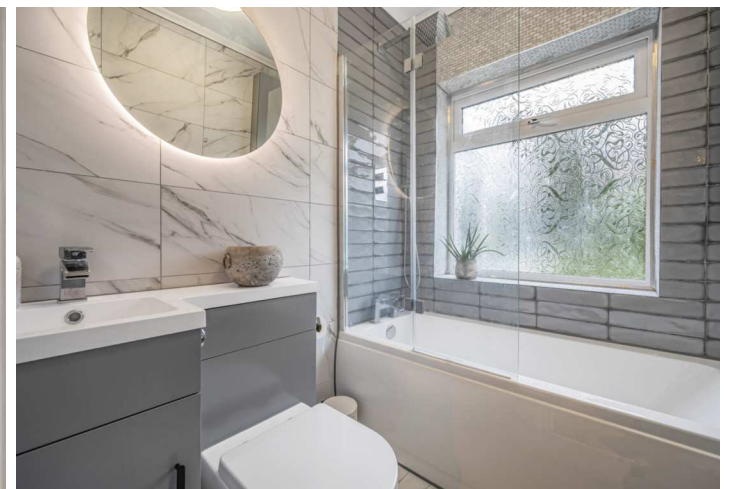
oven, microwave oven, 5 ring gas hob, extractor fan (all AEG), fridge/freezer, wine fridge and a washer/dryer.

There are 3 bedrooms, a family bathroom and additional shower room on the ground floor making it suitable for downsizers looking for single storey living. The master bedroom is a good size double room and benefits from a large bay window and fitted wardrobe. Bedroom 2 is another generous double room with further fitted cupboards and views overlooking the back garden. Bedroom 3 is a large single room. The family bathroom is finished with a trendy combination of wall and floor tiles and includes a modern white suite including bath with shower over and glass screen, basin with integrated hidden cistern WC and vanity storage. The separate shower room is adjacent to bedroom 3 and has a glass corner shower with WC and wall mounted basin.

A spiral staircase in the hallway leads up to the loft room which is currently being used as a 4th bedroom and would also make a fantastic home office space. The property has mains gas central heating with a combi boiler and double glazed windows throughout.

OUTSIDE

The house is approached across a driveway which provides off road parking for several vehicles with mature shrubs providing colour and screening to the boundaries. A gate on the right hand side provides access to the rear. The delightful back garden is south facing and fully enclosed with timber fencing and mature hedges. It is a real sun trap and features well stocked beds filled with a variety of herbaceous shrubs and plants. A patio wraps around the side and rear of the house providing the ideal spot for al fresco entertaining in the sunshine. There is an area of lawn which provides plenty of space for children to play and there are practical features including exterior plug sockets and a water tap.



LOCATION

The property is located on a cul de sac in the centre of Riverhead Village, 1 mile from Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross & Cannon Street in as little as 23 minutes). There are numerous shops and amenities on the doorstep including a dentist, chemist, optician, barbers, butchers, a Tesco superstore and numerous other restaurants and food outlets in Riverhead itself. The property is also in close proximity to a number of parks and there is a footpath nearby to Sevenoaks Wildlife Reserve.

Sevenoaks High Street is approximately 1.5 miles away, where one can find a further range of shops and restaurants and recreational facilities including the leisure centre, the Stag theatre and cinema and the fantastic Knole Park with 1000 acres of deer parkland and Knole House to explore. Access to the M25 (junction 5) and A21 can be found at the Chevening interchange approximately 1.3 miles away which leads to the major motorway network providing easy access to Gatwick Airport, Channel Tunnel Terminus and the South Coast.

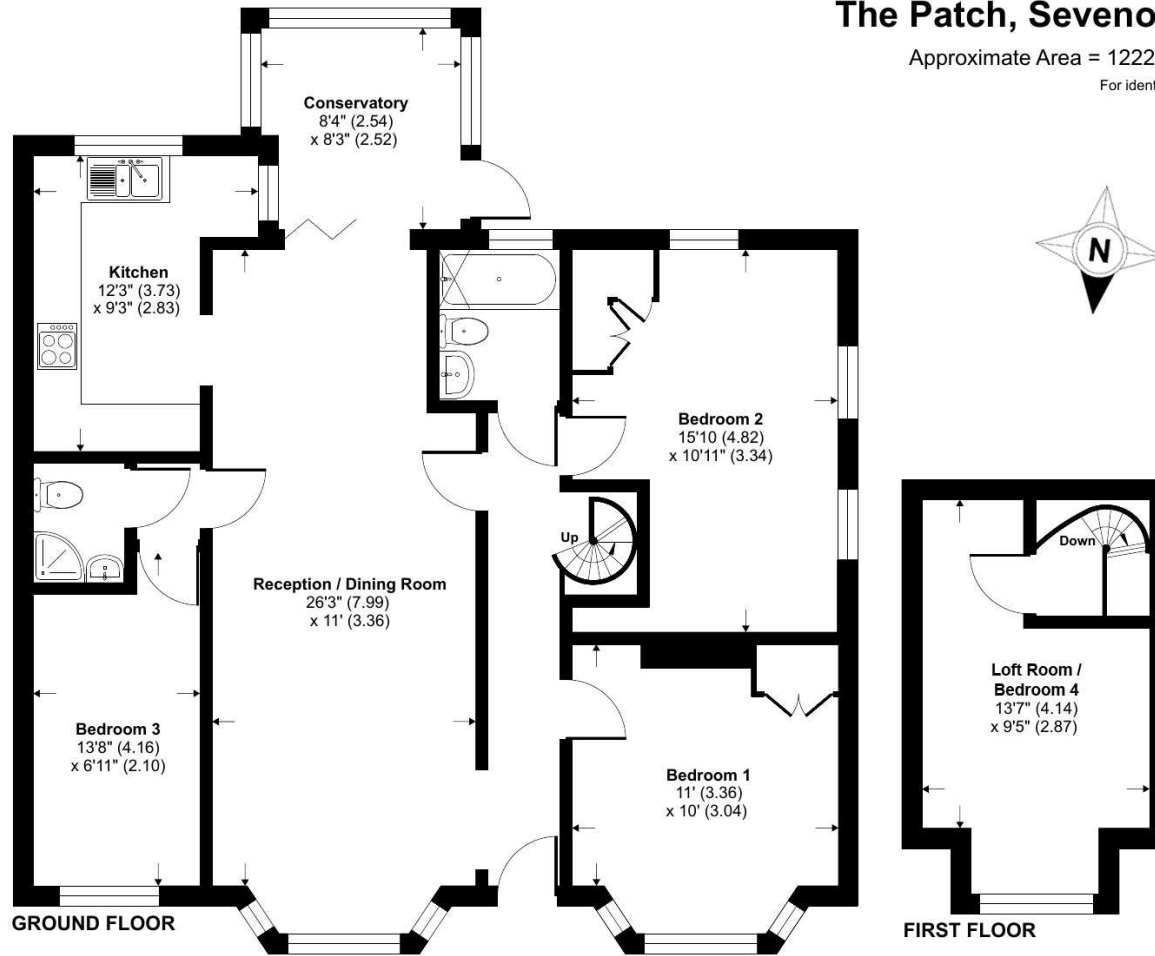
Schooling is excellent in the area with Riverhead Infants, Amherst Junior, Chevening and Sevenoaks Primary schools all within walking distance together with Knole Academy. Trinity School, Tunbridge Wells Grammar School Annexe for boys and the Weald of Kent Grammar Annexe are a short drive away and there are several top class private schools close by including the internationally renowned Sevenoaks School as well as further grammar schools for both boys and girls in Tonbridge and Tunbridge Wells. For younger families, the property is a short walk to Squiggles Day Nursery and Bright Horizons Nursery both in Riverhead.





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Approximate Area = 1222 sq ft / 113.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Humberts. REF: 1195121

TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band E.

ENERGY PERFORMANCE CERTIFICATE

EPC rating D.

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