



Station Road

Halstead, Sevenoaks, Kent TN14

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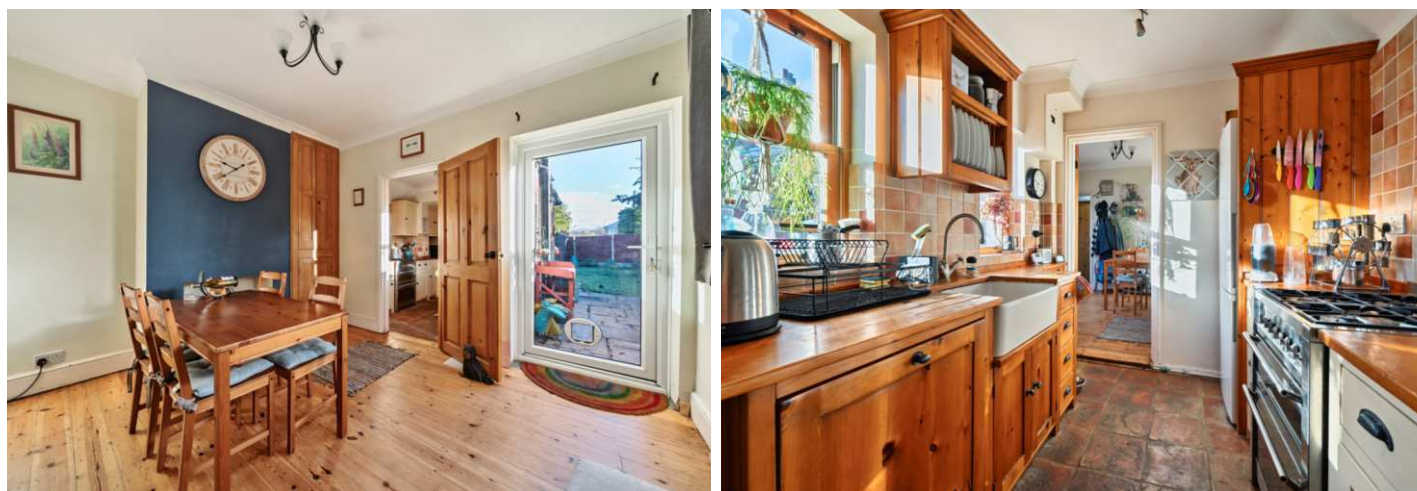
A charming two bedroom, two bathroom semi detached cottage situated within this popular village close to Knockholt station and other local amenities.

- Two double bedrooms
- Ground floor shower room
- Ensuite bathroom with slipper bath
- Exposed wooden floorboards
- Two reception rooms
- Fitted kitchen
- Good size garden
- Wood burning stove
- Excellent location
- New boiler installed in 2023

THE PROPERTY

Entering through the front door which is located to the side of the house you will find the stairs to the first floor immediately in front of you with two well proportioned reception rooms to either side. To the left is the lounge which has exposed wooden floorboards, a lovely wood burning stove for those cold winter nights, incorporating a wooden surround and slate hearth. There is a fitted wooden cupboard and window overlooking the front of the property.

To the right is the dining room where the exposed wooden floorboards continue and the space is bright and airy having both a window to the side and a door out to the garden. There is a floor to ceiling storage cupboard with wooden doors, a useful understairs cupboard and a door leading out to the garden.



A door takes you into the kitchen which is fitted with a range of wood and cream country style wall and base units with wooden worksurfaces running over and a butler sink. There is an integrated dishwasher and space for a range cooker, washing machine and fridge freezer. The walls are partly tiled and there is a flag stone floor along with two windows which flood the space with light.

The shower room completes the downstairs accommodation and is fitted with a white suite to include a corner shower, w.c. and sink with towel rail underneath. The walls are fully tiled and the flag stone floor from the kitchen continues through to this room. There is a window which faces out to the rear garden.

Heading upstairs to the left is the main bedroom which is a good size double with exposed wooden floorboards a window over looking the front of the property and which is currently being used as a study. The second bedroom is also well proportioned and benefits from an ensuite bathroom comprising a white suite incorporating a sink, w.c. and freestanding slipper bath. The walls are partly panelled and the exposed wooden floorboards continue in here. A window faces out to the rear garden.

OUTSIDE

The property is accessed via a wrought iron gate with a path leading down the side and the remainder of the front garden is paved and boarded by a dwarf stone wall topped with pretty, ornate metal railings.

The rear garden has a patio area directly adjacent to the house with the remainder being laid to lawn with shrubs and trees dotted around the perimeter. There is a timber shed and the boundaries are fenced.



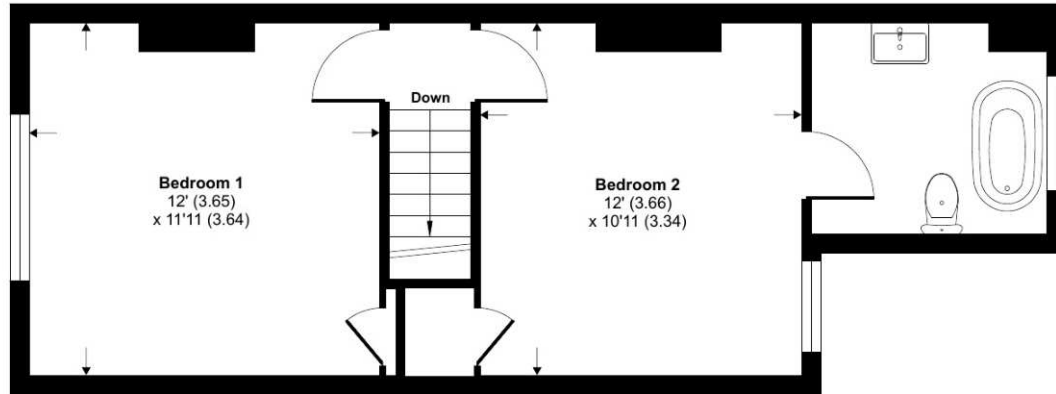




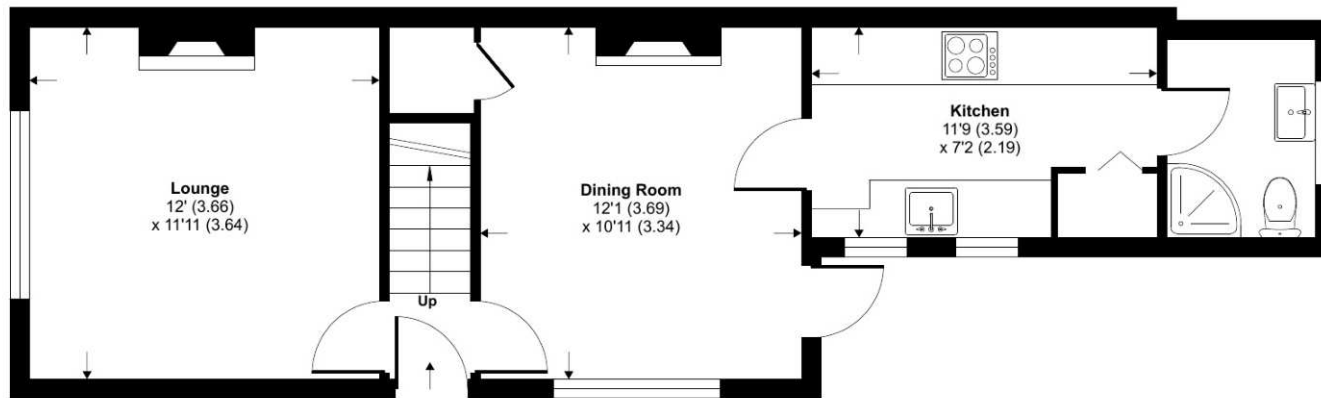
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Approximate Area = 815 sq ft / 75.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council - Band D.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

AGENTS NOTE

There are restrictions / easements associated with this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1215261

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