



Fort Road

Halstead, Sevenoaks, Kent TN14 7BT

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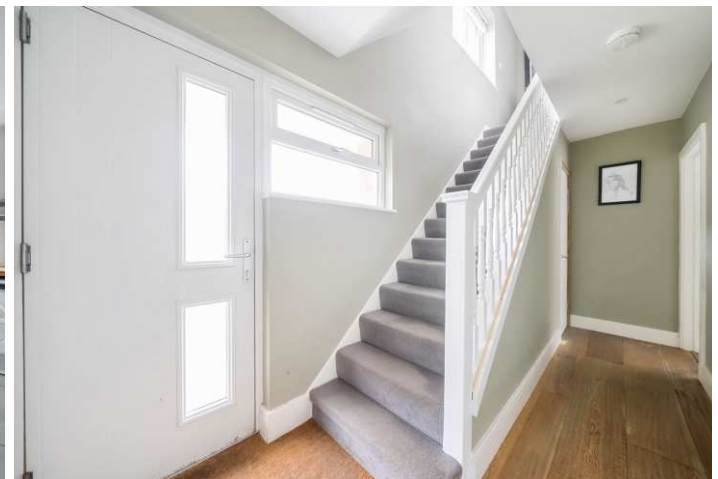
An extended semi detached home presented to a high standard featuring open plan kitchen family room and four good size bedrooms.

- Four bedrooms
- Open plan kitchen
- Air source heat pump
- High specification finish
- Underfloor heating
- End of cul de sac location
- Solar panels
- Level garden
- Driveway parking
- No forward chain

PROPERTY

A well presented and stylish family house tastefully finished to a high standard. The property has benefitted from extensive renovations by the current owners to include new heating system, solar panels, reroofed, replastered, replaced kitchen, double glazed windows and bathrooms.

The entrance door opens into a welcoming and spacious hallway with Oak flooring and useful storage cupboards, the hallway gives access to the ground floor WC and the spacious living room which has doors leading out into the garden. The open plan kitchen dining room is a real feature with bifolding doors leading out onto the patio. The kitchen has been fitted with a modern range of wall and base units set around a large island unit. The kitchen units are interspersed with a range of freestanding and integrated appliances. The kitchen is a great space and offers the sociable open plan living space families look for.



The staircase rises from the entrance hall up to the long first floor landing. This leads onto four good size bedrooms, one of which benefits from several built in useful storage units. They have all been neutrally decorated and offer a blank canvas for the new owner to put their mark on the house.

All of the bedrooms benefit from underfloor heating which gives greater flexibility on where to arrange your furniture and three of the rooms look out over the garden.

The family bathroom is a generous size and has been fitted with a modern white suite and has stylish tiling, there is a shower cubicle separate to the bath.

OUTSIDE

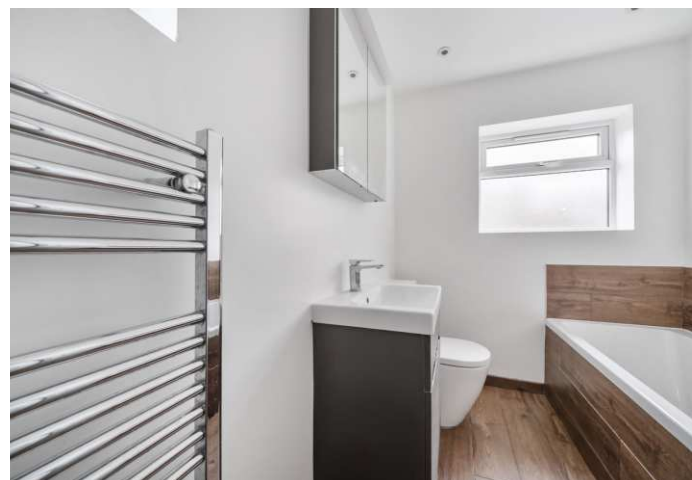
The house is approached via a tarmac drive providing off street parking. There is a storm porch over the front door proving extra cover on those rainy days. A side access path leads round to the back garden.

To the immediate rear of the house is a large stone paved patio, ideal for BBQ's in the summer months, this leads onto a generous expanse of level lawn. The boundaries are fenced and there is a good sized outbuilding

The property is set in a family friendly environment with a playground on site and woods to explore.

LOCATION

The property is set in a quiet cul-de-sac location in a semi-rural position between Knockholt and Halstead with easy access to Polhill. Halstead village is a small historic village with a thriving community set on the North Downs just North of Sevenoaks, within easy reach of London. There is a wealth of history relating to the village with connections to The Railway Children and national defence. It has a Church, village hall, newsagent/post



office, 2 public houses, a good local primary school as well as several clubs and societies.

There is a railway station on the edge of the village (Knockholt station 1.4 miles away) on the London Bridge/Waterloo East/Cannon Street line (30-35 mins to London Bridge). More frequent services on the same line run from Orpington station (5 miles away) with journey times of around 25 minutes.

Sevenoaks (5.5 miles) offers a wide array of boutique shops, cafes and restaurants, a Waitrose, the Stag Theatre and Cinema and a leisure centre with swimming pool and fitness suite. There is also Knole Park with 1000 acres of deer parkland and the stunning Knole House to explore.

Orpington (4.5 miles) offers both shopping and recreational amenities with an Odeon Cinema, Leisure Centre (currently being refurbished) and Library along with many cafes and restaurants to enjoy. Bluewater Shopping Centre is only about 13 miles away.

There is a well regarded boys grammar school in Orpington (St Olave\'s) and Radnor House co-ed independent school in Sundridge as well as a number of independent and public schools in Sevenoaks and preparatory schools in nearby Otford.

The house is well placed for access to the M25 (Junction 4 about 2 miles away), which provides links to London, the national motorway network, Gatwick, Stansted and Heathrow International airports, the Channel Tunnel, Ebbsfleet International and the Kent coast.

Golf can be enjoyed at nearby Broke Hill, Shoreham, Westerham and Sevenoaks; sailing at Chelsfield Lakes; cricket at The Vine in Sevenoaks and Sevenoaks also has a Leisure Centre.

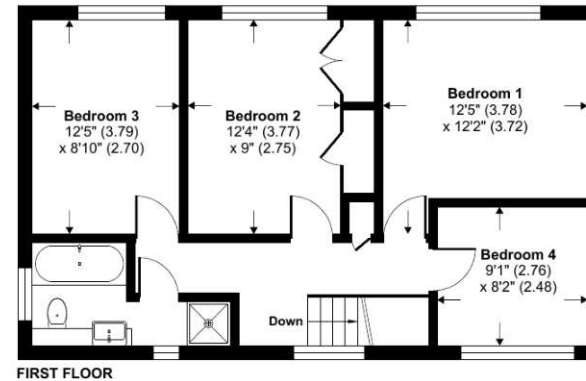
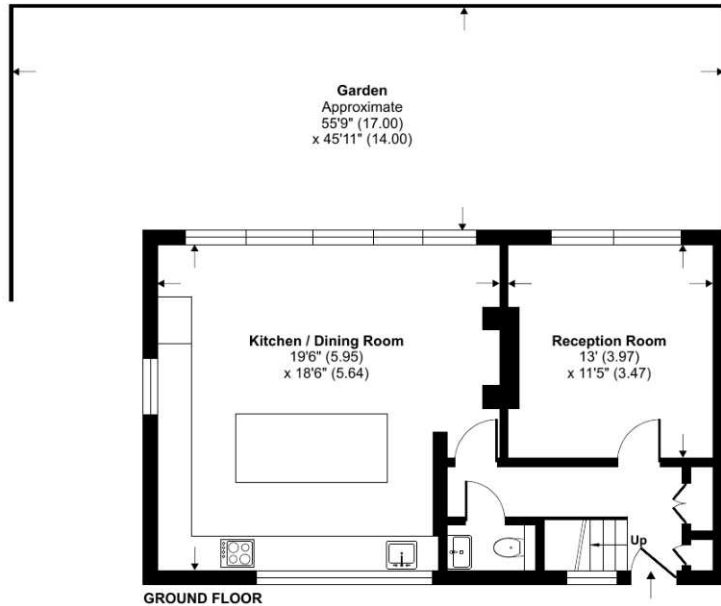
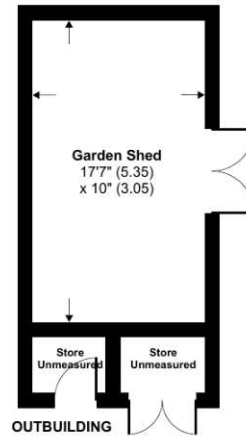






Fort Road, Halstead, Sevenoaks, TN14

Approximate Area = 1218 sq ft / 113.1 sq m
Outbuilding = 176 sq ft / 16.3 sq m
Total = 1394 sq ft / 129.4 sq m
For identification only - Not to scale



TENURE

Freehold.

SERVICES

Mains electricity

Air Source Heat Pump using mains electricity.

Water is current on a private supply, pipes have been laid to connect it to the mains but are awaiting final connection.

LOCAL AUTHORITY

Sevenoaks District Council - Band D.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Humberts. REF: 1252687

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