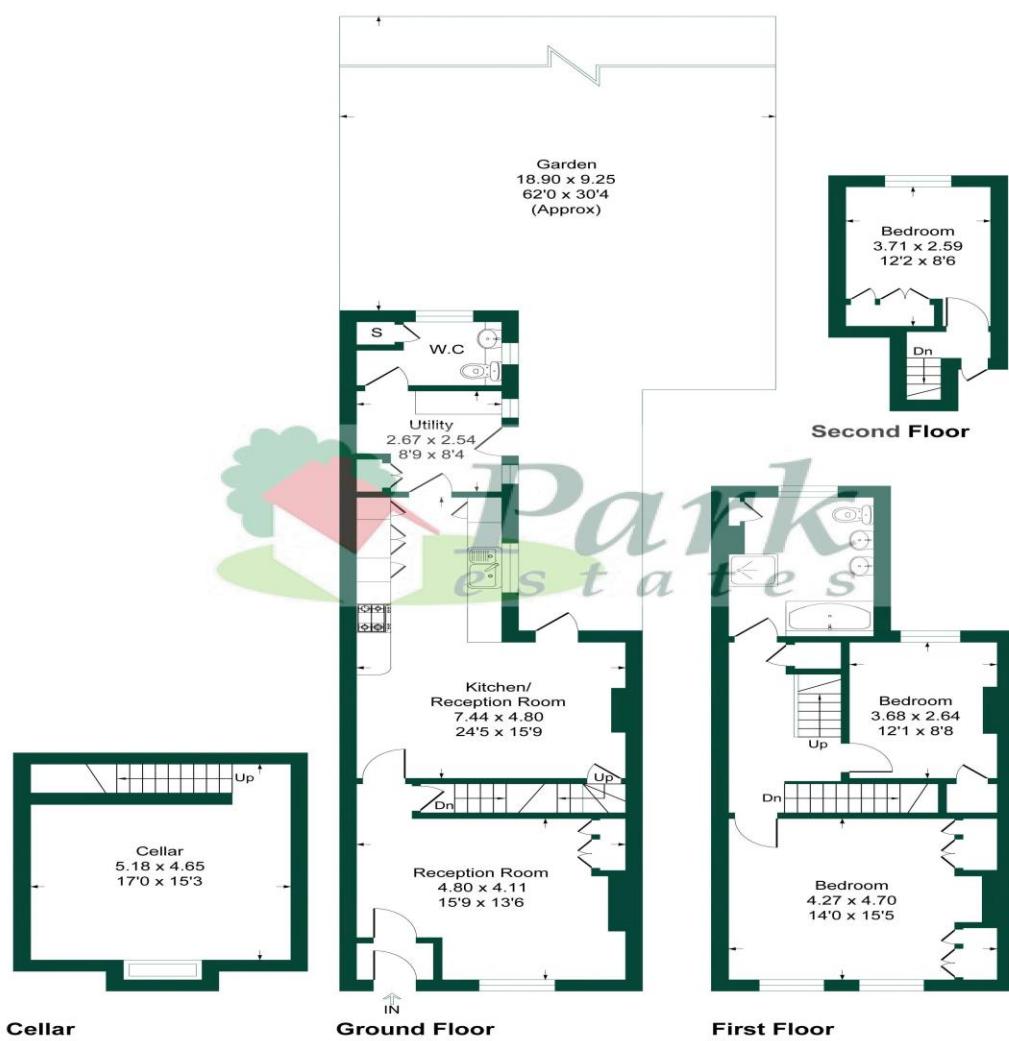




New Road, DA4

Approximate Gross Internal Area = 154.0 sq m / 1658 sq ft



Energy Efficiency Rating	
Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G

Current: 63 | Potential: 77 | C

 **Park Estates**
01322 553322

60-62 High Street, Bexley, Kent DA5 1AH
bexley@parkestates.co.uk
www.parkestates.co.uk

Every care has been taken with the preparation of details, but accuracy is in no way guaranteed. These particulars do not constitute a contract and are issued and accepted on the express understanding that all negotiations will be conducted through Park Estates. The seller does not make or give, nor do we or our employees have any authority to give a representation or warranty in relation to the property. Please contact this office before viewing the property. If there is any point which is of particular importance to you, we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information that we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided by us has not been verified.

A stunningly deceptive Victorian property incorporating a large amount of floor space. The house is well presented and has been fully hardwired for broadband in all bedrooms and reception rooms. Enabled with full fibre Tooti broadband wall points, ready for homeworking. An ideal family home, the property offers generous accommodation comprising of entrance porch, one reception room, open plan luxury fitted kitchen / dining and living area, utility room and a ground floor wc. There is a full sized cellar to the lower ground floor beneath the front reception room, with potential to make into a further reception / games room. To the first floor there is a spacious landing with a large boarded loft space for storage, family bathroom and two bedrooms. A further 3rd bedroom can be found on the 2nd floor. Externally there is a front garden with wooden bin store and a large rear garden with exterior brick built barbecue, double exterior garden electric sockets and a fixed wooden 'L' shape sleeper corner seating area. The rear garden also has an exterior tap, shed and two rear patios allowing sun in both morning and evenings. Other benefits to note include double glazing, gas central heating, additional underfloor electric heating to kitchen / diner and first floor main bathroom, and a log burner. The house is situated in a sought after semi-rural location with riverside walks. Farningham Road train station is a 12 minute walk away with services to London Victoria in 45 minutes. Walking distance to local Co-op, cash machine, post office, chemist, doctor's surgery, village hall, numerous public houses and family recreation ground. Viewing is highly recommended.

Local Authority: Sevenoaks
Council Tax Band: E

