



Attractive Victorian end of terrace home, stylishly presented with a rear garden, well located for schools.

112 Chipstead Lane, Sevenoaks, Kent, TN13 2AQ

£665,000 Freehold

savills

- Attractive Victorian home
- No onward chain
- Stylishly presented
- Versatile accommodation
- Well located for schools
- Sevenoaks station approx. 1 mile

Local Information

112 Chipstead Lane is in a conservation area and well located for local schools, with the popular Riverhead and Amherst primary schools both within half a mile.

- Comprehensive Shopping:

Sevenoaks (1.7 miles) and Bluewater.

- Mainline Rail Services:

Sevenoaks (1 miles) to London Bridge/Charing Cross/Cannon Street.

- Primary Schools: Riverhead Infants schools (0.3 miles), Amherst (0.2 miles). Various in Sevenoaks.

- Secondary Schools: Weald of Kent Grammar Annexe and Trinity (2.1 miles) and Knole Academy (1 mile) Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.
- Private Schools: Prep Schools - Sevenoaks, Walthamstow Hall, The Granville, Solefields, and New Beacon in Sevenoaks, St Michael's and Russell House in Otford and Radnor House in Sundridge. Secondary - Sevenoaks, Tonbridge, Sackville and Walthamstow Hall.

- Sporting Facilities: Chipstead Sailing Club. Holmesdale Bowls Club. Chipstead Place Tennis Club. Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, rugby, football and hockey in Sevenoaks and surrounding villages.

- All distances are approximate.

About this property

112 Chipstead Lane is an attractive Victorian end of terrace house which has been extended and refurbished by the present owners in 2015, presenting stylish and versatile accommodation arranged over three floors. Features include modern kitchen and bathroom suites, underfloor heating to the garden level, double glazed sash windows and a fireplace in the sitting room, together with a good size garden to the rear measuring 24 metres in length. The property has no onward chain and is well located for popular schools and overlooking Chipstead Common.

- Arranged on the garden level is the open plan kitchen/dining/family room with a roof light window and bi-folding doors to the rear terrace. The kitchen comprises a range of modern units and integral appliances.

- The ground floor has a sitting room with a front door and an attractive fireplace. There is a double bedroom and a well-appointed bathroom with shower over.

- The first floor comprises two further bedrooms, one of which has an en suite shower room.
- To the front is a low brick wall with ornate cast iron railings and a pedestrian gate leading to the front door and side access.

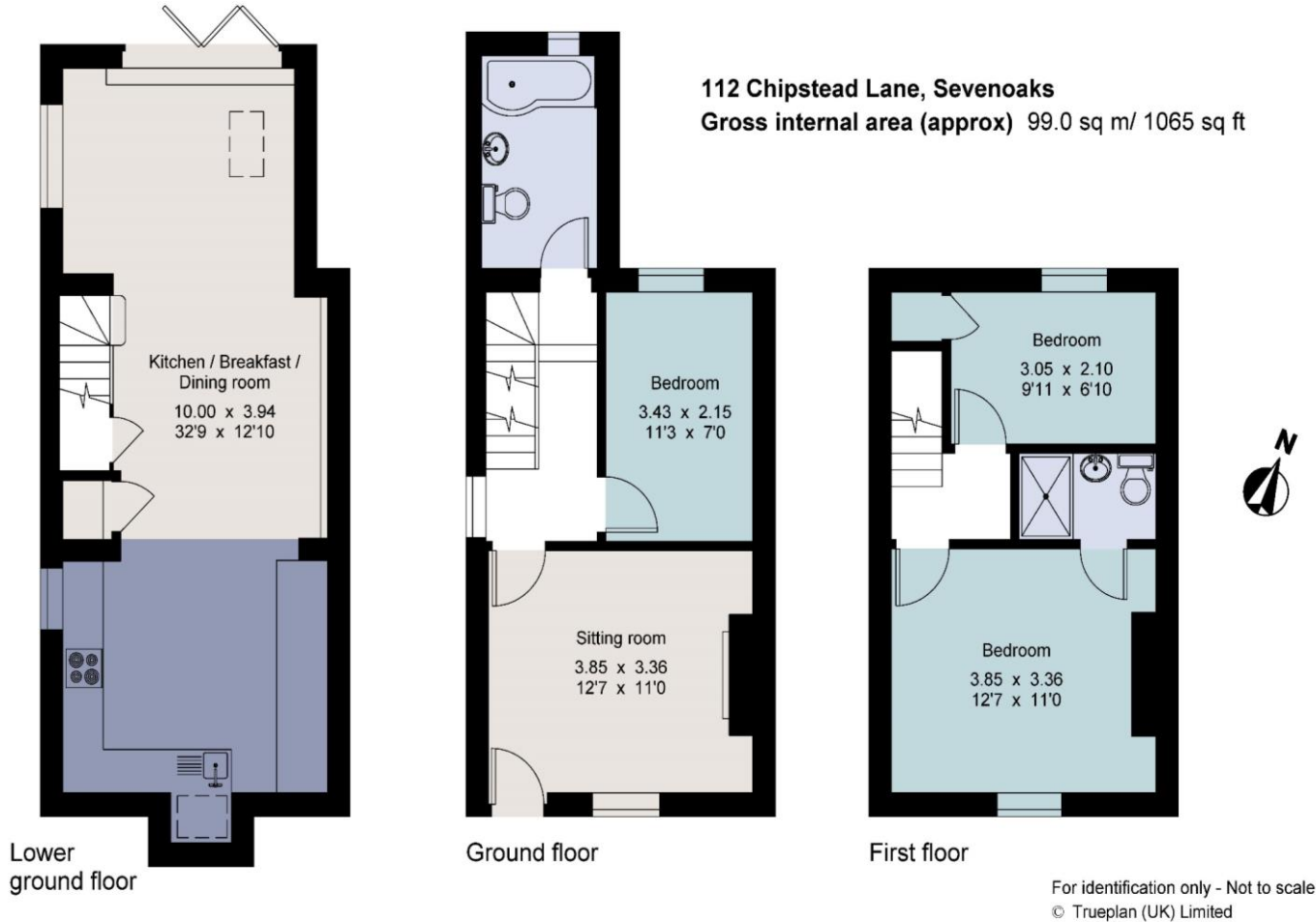
- To the rear is a paved terrace and a level lawn expanding the length of the plot, bound by wooden fencing and shrub beds.





112 Chipstead Lane, Sevenoaks, Kent, TN13 2AQ
Gross Internal Area 1065 sq ft, 98.9 m²

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Directions
With Sevenoaks station to the left, continue along the A224. Upon reaching the roundabout, take the first exit onto the A25, Worships Hill and continue to the traffic lights. Here, turn right into Witches Lane and proceed past Amherst Primary School. At the crossroads, turn right on to Chipstead Lane. 112 Chipstead lane will be found along on the left hand side.

Services
All mains services connected. Gas fired central heating.

Energy Performance
EPC Rating = C

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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