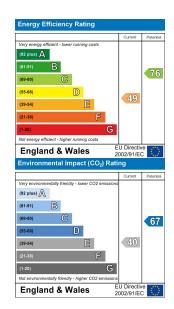


GROUND FLOOR APPROX. FLOOR AREA 481 SQ.FT. (44.7 SQ.M.) 1ST FLOOR APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)

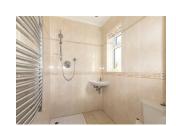
### TOTAL APPROX. FLOOR AREA 989 SQ.FT. (91.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix ©2018

















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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



# VERNON CLOSE

SEVENOAKS

Offers Over £325,000















Situated in a Cul-De-Sac, and well presented throughout, is this delightful two double bedroom semi detached house which boasts great living space, and outdoor space with an enormous workshop well-suited for multiple purposes - ideal for tradespeople, car enthusiasts, or as an office. The property is located within easy access to major road links, bus routes, local shops, schools, and an abundance of open space.

The property has been updated throughout to a good standard and is ready to move straight in. The accommodation comprises an entrance hall with ample under stairs storage space, a spacious lounge, opening to the dining room which spans the width of the property. The modern kitchen has recently been installed and boasts integrated appliances including oven, hobs with extractor, fridge, washing machine and a dish washer. There is also a ground floor wet room with a W/C. To the first floor is a light and airy Landing, two well-proportioned double bedrooms - both feature built-in wardrobe space, and a family bathroom.

Externally, the property boasts a low-maintenance rear garden, with an impressive workshop/garage measuring  $24'11 \times 13'11$  with power and light - an absolute must view for anyone looking for a lot of space away from the house, driveway with parking for three cars. To the front, there is a garden which is laid to lawn - providing potential for off road parking.

With so many great features to this home, we expect a lot of interest! So don't delay - Call Us Today To Book Your Viewing!

#### 2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## VERNON CLOSE

#### SEVENOAKS

- Two Double Bedroom
- Semi Detached House
- Two Reception Rooms
- Modern Kitchen
- Two Bathrooms
- Well Presented Throughout
- Large Detached Garage/Workshop
- Parking For Several Cars
- Quiet Cul-De-Sac
- Village Location

