



# Church View

Main Road | Crockenhill | BR8 8JW









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Main Road, Crockenhill, BR8 8JW

OIEO £390,000

Freehold

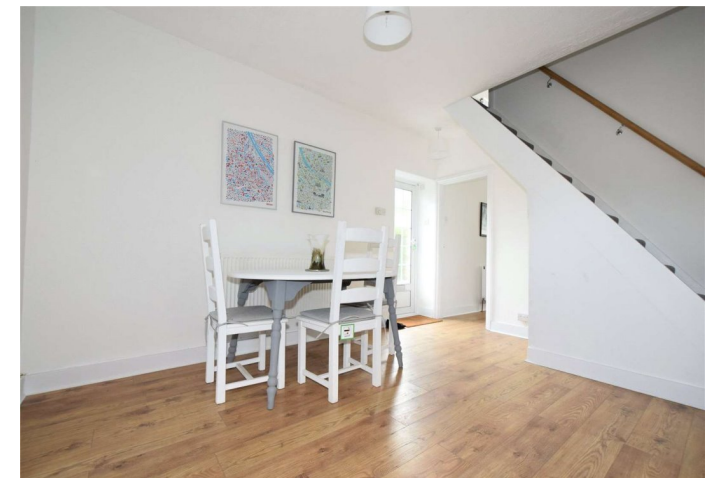
Nestled within the idyllic village of Crockenhill, this delightful end-of-terrace Victorian house offers a wonderful opportunity for comfortable and stylish living. Boasting two generously sized double bedrooms, this property is perfect for couples, small families, or those seeking a cozy retreat in a serene location.

Upon entering the home, you are greeted by a bright and neutral decor throughout. The ground floor features two inviting reception rooms, providing ample space for relaxation and entertainment. These versatile rooms can be easily adapted to suit your lifestyle, whether you desire a cozy lounge or a formal dining area. The property's modern kitchen is designed with contemporary fittings and fixtures.

Upstairs, the first floor boasts a beautifully updated bathroom, exuding a sense of luxury and tranquillity. The modern design makes it the perfect place to unwind after a long day. The well-appointed bathroom includes a bath, separate shower cubicle, elegant sink, and tasteful tiling.

With an eye towards the future, this property offers the potential for extension, subject to obtaining the necessary planning consents. Should you require additional space or wish to create a home office, expanding the property provides an excellent opportunity to tailor the house to your specific needs and desires.

In summary, this end-of-terrace Victorian house presents an enticing blend of character, modern comforts, and potential for further expansion. With its two double bedrooms, inviting reception rooms, modern kitchen, and a delightful village location, this property is a true gem for those seeking a charming and adaptable home. Don't miss the chance to make this delightful residence your own.





## Benefitting from:

- Beautifully Presented
- Victorian Cottage
- Potential To Extended (STPP)
- Modern Kitchen
- Modern First Floor Bathroom
- 2 Reception Rooms
- Village Location
- Rear Garden
- Parking (subject to obtaining a dropped kerb)
- Council Tax: D
- EPC Rating: To be confirmed

## Accommodation

**Entrance** Door to side. Wooden flooring.

**Lounge** 3.96m x 3.78m (13' x 12'5") Double glazed box bay window to front. Radiator. Wooden flooring. Built in storage cupboards around the chimney breast.

**Dining Room** 4.2m x 3.8m (13'9" x 12'6") Double glazed window to rear. Wooden flooring. Radiator. Stairs to first floor. Under stairs storage.

**Kitchen** 2.92m x 2.2m (9'7" x 7'3") Double glazed window to side. Double glazed door to side. Range of wall and base units with work surfaces over. Built in oven and hob. Plumbed for washing machine. Space for under counter fridge. Sink unit. Cupboard housing boiler.

**Landing** Carpet. Access to loft.

**Bedroom One** 3.78m x 3.2m (12'5" x 10'6") Double glazed window to front. Radiator. Built in storage cupboard.

**Bedroom Two** 3.28m x 2.97m (10'9" x 9'9") Double glazed window to rear. Radiator.

**First Floor Bathroom** 2.92m x 2.2m (9'7" x 7'3") Frosted double glazed window to side. Panelled bath. Wash hand basin. Low level WC. Enclosed shower cubicle. Tiled walls.







## Exterior

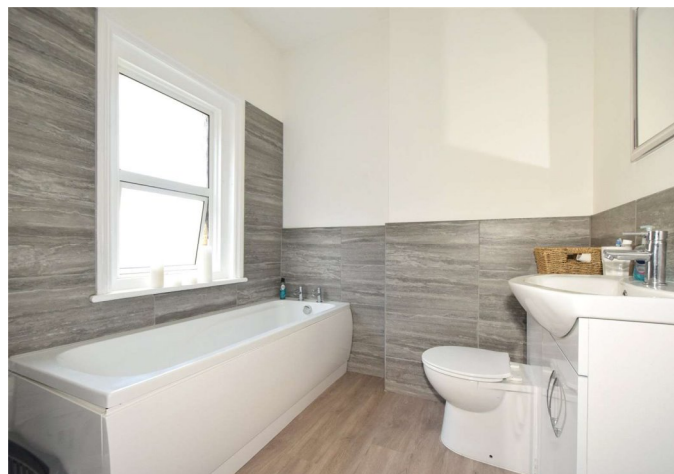
Rear Garden: Side gated access. Pedestrian access. Laid to lawn. Mature shrubs.

Front Garden: Hedged, planted beds.

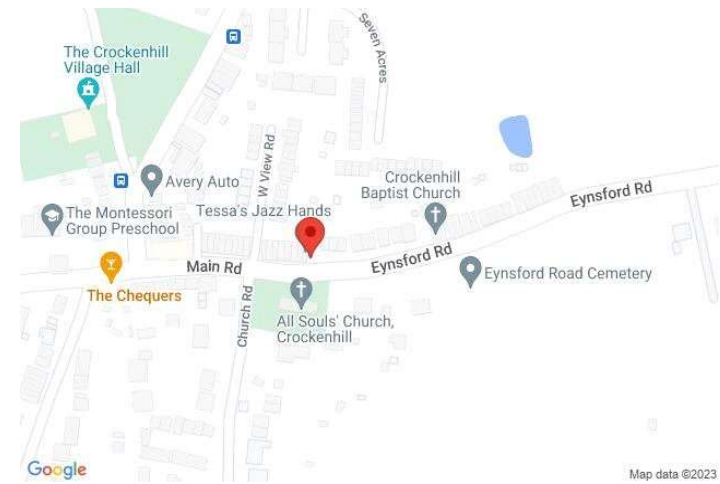
Planning Permission has been passed by Sevenoaks District Council 20/02095/HOUSE for a vehicular access crossover.

Council Tax - D

EPC Rating - D







## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



\*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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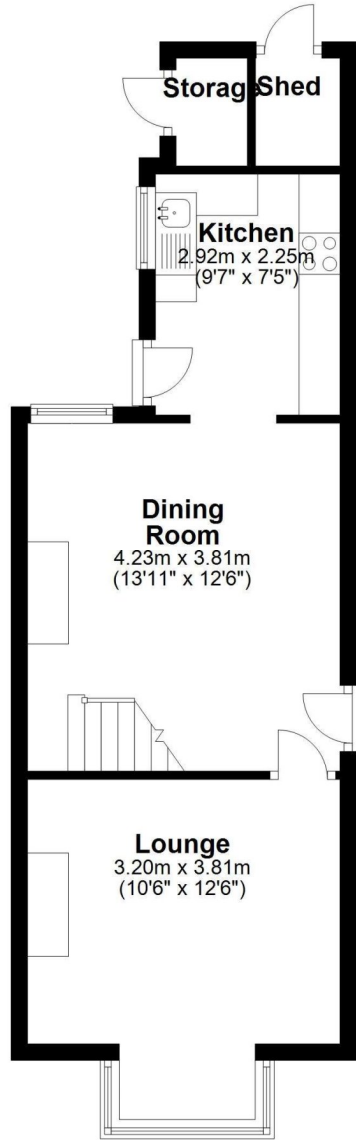
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**ROBINSON-JACKSON**

### Ground Floor

Approx. 39.1 sq. metres (420.3 sq. feet)



### First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 71.5 sq. metres (769.9 sq. feet)



