



Halstead, Sevenoaks TN14  
£725,000

**jdm**  
ESTATE AGENTS

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**Description:**

If you like the idea of village life and you are looking for well presented, spacious accommodation, then this five bedroom detached, with double garage, is well worth viewing. Situated in Halstead Village, surrounded by the scenic countryside of the North Downs, this property is but a short car journey from Knockholt Station and M25, junction 4.

The accommodation is ideal for family needs, though others looking for good living space will also be impressed. There is a generous reception hall leading to the living room with feature open fireplace. The dining room has double doors leading to the garden and there is also a study and cloakroom. The kitchen/breakfast room, fitted with extensive base and wall units, features a Rangemaster cooker with six ring hob and two ovens, dishwasher, waste disposal and space for fridge freezer. Again, double doors lead to the garden.

To the first floor, the galleried landing serves five bedrooms, all of which will accommodate a double bed. The principal bedrooms each have modern en-suite shower rooms and the family bathroom has a three piece white suite. There is a useful attic room approached by a retractable ladder from the landing.

Outside, the garden has a southerly aspect, there is a paved patio, the remainder being laid to lawn. The driveway to the side, owned by Beulah, leads to the detached double garage with parking in front. The neighbouring property at the rear has right of way to its own parking. Halstead Village has a primary school, general store, two village pubs and a tea shop. More shopping facilities are available in Sevenoaks and Orpington or at Bluewater via the M25.

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**Directions:** From Knockholt Station turn left onto London Road and second right into Watercroft Road which becomes Station Road. At the far end turn right and continue straight across the crossroads into Knockholt Road. The property is a short way along on the left hand side.

**Tenure:** Freehold

**Council Tax Band:** G

**Local Authority:** Sevenoaks District Council

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**Room Dimensions:**

Entrance Hall	
Cloakroom	
Living Room	18'11 x 11'2
Dining Room	17'5 x 11'3
Study	10'9 x 9'3
Kitchen/Breakfast Room	16'3 x 9'8
Galleried Landing	
Master Bedroom	14' x 11'2
En-suite Shower	
Bedroom Two	17' x 9'7 overall
En-suite Shower	
Bedroom Three	10'10 x 9'4
Bedroom Four	11'10 x 8'3
Bedroom Five	9'8 x 8'9
Attic Room	16'3 x 13'3 at floor level
Outside	
Garage	17' x 16'3 deep
Rear Garden	55' deep x 36' wide

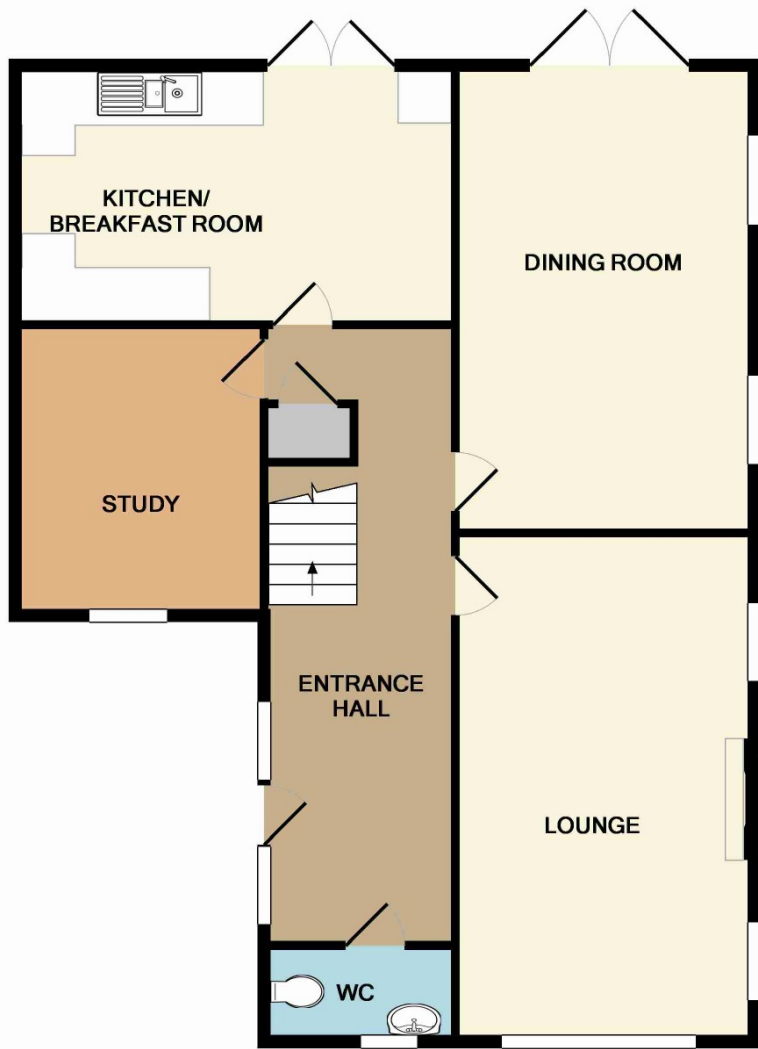


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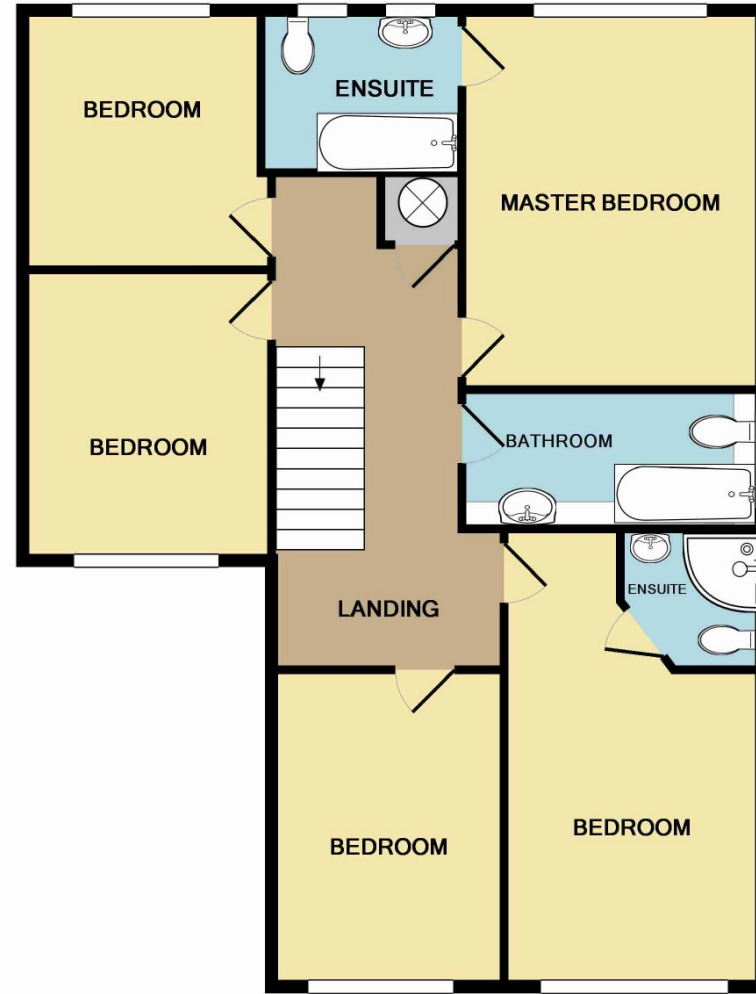
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	80
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please contact the branch for a complete copy of the EPC document





GROUND FLOOR  
APPROX. FLOOR  
AREA 852 SQ.FT.  
(79.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 852 SQ.FT.  
(79.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1704 SQ.FT. (158.3 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  
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**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Locksbottom**

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