









Total area: approx. 167.7 sq. metres (1805.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Southern House | Sevenoaks Road | Halstead | TN147HP

Guide Price of £825,000 - £850,000

-  Detached house
-  4 Double bedrooms
-  2 Reception rooms plus study
-  Driveway for 3 cars
-  10 Minutes walk to Knockholt station
-  Open-plan kitchen/diner
-  South-facing garden
-  2 Bathrooms plus additional WC





Kenton are delighted to present this semi-rurally located, substantial (1,800+ square feet) 4 double bedroom detached house, stylishly-presented throughout. Internally, the ground floor comprises; a spacious primary reception room overlooking the rear garden, a separate bay-fronted reception room, an ample-sized study, a contemporary kitchen/diner with island, the ever-coveted utility room and furthermore, both a modern shower room and a separate W.C. To the first floor, you will find the aforementioned four double bedrooms (bedroom 1 of which benefits from fitted wall-to-wall wardrobes) in addition to a luxury family bathroom featuring both an attractive roll top bath as well as a walk-in shower cubicle. Externally, there is a beautiful rear garden, boasting a southerly orientation and featuring both ample patio and traditional lawn areas. To the front is a driveway facilitating off-street parking for up three vehicles and notably, the original garage front door has been retained so as to offer handy storage space (with the original garage in part converted into the study). Halstead is a tranquil semi-rural village encompassed by Kent countryside renowned for its many walking spots, yet equally-convenient with Knockholt Station less than half a mile away and providing frequent services into London. Furthermore, a handful of popular pubs and restaurants are easily-accessible. Additionally, Orpington High Street and its array of amenities is also just a short drive away. The currently Ofsted-rated "good" Pratts Bottom Primary School is just circa half a mile or so away and is well-regarded, with a range of reputable and coveted Grammar Schools also not too far away.

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## Southern House, Sevenoaks Road, Halstead, TN147HP



### Porch

Composite front door, radiator, solid Oak flooring.

### Study

9'9" x 8'7" (2.97m x 2.62m)

Double glazed window to side, radiator, solid Oak flooring.

### Hallway

Staircase to first floor, solid Oak flooring.

### WC

Double glazed frosted window to the side, low level WC, wash hand basin in vanity unit, radiator, laminate flooring.

### Reception Room 2

13'9" x 12'12" (4.19m x 3.96m)

Double glazed bay window to front, feature gas fireplace with wooden surround, radiator, laminate flooring.

### Reception Room 1

22'2" x 12'12" (6.76m x 3.96m)

Double glazed windows to rear and side, log burner with wooden surround and marble hearth, understairs storage cupboard, two radiators, fitted carpet.

### Kitchen/Diner

13'2" x 21'9" (4.01m x 6.63m)

Double glazed bi-folding doors to rear, double glazed windows to side, range of matching wall and base units, cupboards and drawers, ceramic butler sink unit, extensive work surfaces plus central island, range style cooker, radiator, slate tiles.

### Utility Room

Double glazed frosted window to the side, plumbing for washing machine and space for tumble dryer, wall cupboards.

### Shower Room

Double glazed frosted window to the rear, shower cubicle, wash-hand basin, low-level WC.

### Landing

Double glazed window to the side, access to loft, radiator, fitted carpet.

### Bedroom 1

10'11" x 13'9" (3.33m x 4.19m)

Double glazed bay window to the front, range of fitted wall-to-wall wardrobes, radiator, fitted carpet.

### Bedroom 2

9'3" x 13'1" (2.82m x 3.99m)

Double glazed hanging bay windows to the front, double glazed window to the side, radiator, fitted carpet.

### Bedroom 3

10'6" x 13'1" (3.20m x 3.99m)

Double glazed window to the rear, radiator, fitted carpet.

### Bedroom 4

8'7" x 13'1" (2.62m x 3.99m)

Double glazed windows to the rear and side, radiator, fitted carpet.

### Family Bathroom

Double glazed frosted window to the side, free-standing roll top bath, corner shower cubicle, low-level WC, wash hand basin in vanity unit, radiator, part tiled walls, tiled flooring.

### Storage

Up and over door.

### Front Garden

Paved driveway with ample space for up to 3 vehicles, electric car charging point, mature shrubs.

### Rear Garden

Southerly-aspect with a large patio area (hot tub included) steps up to a tiered lawn, wooden shed, gated side access.



# Kenton

