



Badgers Mount TN14
Offers in the region of £680,000

Description:

Ideally located between Orpington and Sevenoaks is this delightful and deceptively spacious chalet style bungalow with fantastic views to the rear of open countryside. The property would be ideal for someone who would like to add further accommodation or an annexe as it has a large lower ground floor which could be converted (subject to gaining necessary consents).

The accommodation comprises, to the ground floor, entrance hall, shower room, living room with brick fireplace, dining room with views over the garden and a good sized kitchen/breakfast room with granite worksurfaces, butler sink, integrated dishwasher, fridge/freezer and open plan breakfast area. There are two bedrooms to the ground floor and there is a master suite upstairs with a dressing area and an en-suite bathroom.

There is the aforementioned lower ground floor which can be accessed via the entrance hall with two rooms, another used as a wine cellar and another a garden room.

To the rear of the property is the fabulous garden with scenic views, a good sized garage and an integrated tool shed. There is side access to both sides of the property. To the front is a carriage driveway providing parking for several cars.



Directions: From Locksbottom proceed south on the A21 in the direction of Sevenoaks. Go straight ahead and at the fifth roundabout take the fourth exit (A244) then the third on the right into Highland Road.

Tenure: Freehold

Council Tax Band: F

Local Authority: Sevenoaks District Council



Room Dimensions:

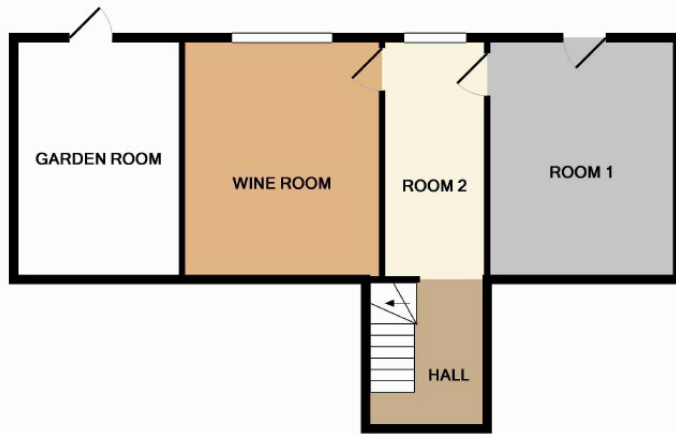
Entrance Hall	
Living Room	19'9 max x 18'5
Dining Room	14'3 max x 13'
Kitchen/Breakfast Room	24'7 x 10'3
Bedroom Two	12'6 x 10'6
Bedroom Three	13'3' x 8'9
Bathroom	
Lower Ground Floor	
Room One	8'2 x 7'2 max
Room Two	12' x 5'10
Wine Store/Cellar	12'3
Garden Room	13'4 x 10'4
First Floor	
Master Bedroom Suite	22'5 x 15'2
En-suite Bathroom	
Outside	
Garage	21'5 x 11'8
Garden	



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	65
(39-54) E		
(21-38) F		
(1-20) G		
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

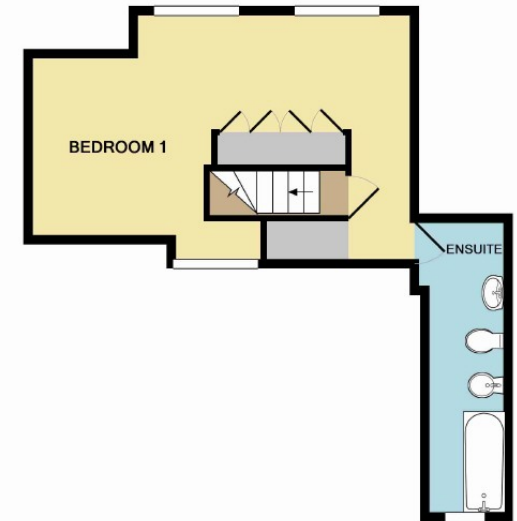




LOWER GROUND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1125 SQ.FT.
(104.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1915 SQ.FT. (177.9 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.

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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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jdm
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