

RIVERHEAD

SEVENOAKS, KENT

Guide Price £469,950 Freehold

JACKSON-STOPS

16 THE FLOATS
RIVERHEAD, SEVENOAKS, KENT
TN13 2QT

NO ONWARD CHAIN WELL PRESENTED SEMI-DETACHED PROPERTY SITUATED IN A NO-THROUGH ROAD, WITHIN CLOSE PROXIMITY TO LOCAL SHOPS AND POPULAR SCHOOLS



DESCRIPTION

This three-bedroom, two-bathroom semi-detached family home is located in a peaceful sought after residential development bounded by Chipstead Lake. The property has a garage with additional parking in front and a well-maintained rear garden. Dunton Green Station is approximately 0.7 mile and Sevenoaks Station 1.4 miles; shops and well regarded schools are within close proximity.

FEATURES

- Enter the home through a bright entrance hall with downstairs cloakroom.
- The sitting room enjoys views over the front of the property and features an electric fireplace. Stairs with a useful storage cupboard beneath lead to the first floor.
- The kitchen/dining room overlooks the rear garden and provides direct outdoor access. The kitchen is fitted with a range of units and includes a built-in electric oven, gas hob, space for a fridge/freezer and washing machine.
- To the first floor, the principal bedroom is located at the front and features an ensuite shower room with power shower, and built in wardrobes.
- Two further bedrooms, a double with fitted wardrobes overlooking the garden and a single at the front.
- A family bathroom completes this floor.
- The easy to maintain garden, offering a peaceful retreat, is mainly laid to lawn with well-kept shrubs.
- The property also benefits from a separate garage with and off-road parking.

SITUATION

Riverhead is a desirable village largely considered to be part of Sevenoaks due to its close proximity to the town and in particular the station.

It has its own collection of facilities including a high-quality butcher, pharmacy, convenience store, steakhouse, hairdresser, barber, dry cleaners and a number of boutique shops and cafes. There is also a nursery/pre-school. Within 0.1 mile of the property there is also a Tesco superstore. The ever-popular Amherst and Riverhead Schools are both just under a mile away.

Sevenoaks mainline rail station 1.4 miles has fast and frequent services to London Charing Cross/Cannon Street (London Bridge from 24 minutes). Dunton Green Station 0.7miles has direct services to London Bridge in 22 minutes.

Sevenoaks town centre (2 miles) offers a wider selection of shops and facilities including a theatre/cinema, sports centre and numerous restaurants.

There is some lovely parkland, a wildlife reserve and Chipstead Lake all within half a mile of the property as well providing some delightful walking opportunities. There are also sports and social clubs to get involved with in the village and the town.

Sevenoaks and other nearby villages also offer an excellent selection of schools. There are grammar schools in nearby Tonbridge and Tunbridge Wells plus the Kent grammar annexe in Sevenoaks.

Junction 5 of the M25 1.4 miles provides excellent road links to London, the airports, ports and Bluewater shopping centre.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.







PROPERTY INFORMATION

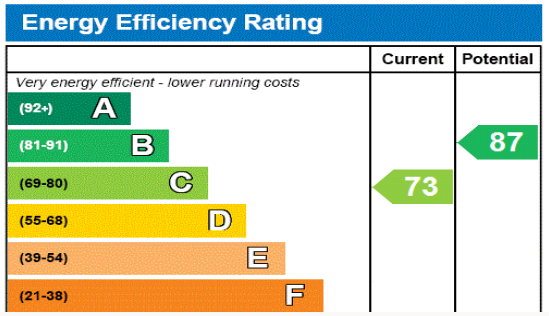
- Services: Mains electricity, gas, water and drains.
- Local Authority: Sevenoaks District Council
- Council Tax band: E (£3,002.23 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.
- AGENTS NOTE: all furniture available by separate negotiation

VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

From Sevenoaks Station head north down London Road towards Riverhead for 0.8 miles, at the first mini roundabout take the 2nd exit and at the next roundabout continue straight to stay on London Road. After 0.3miles at the roundabout by the Tesco Supermarket turn left onto Aisher way. At the next roundabout turn right into The Floats and number 16 can be found on the right-hand side.

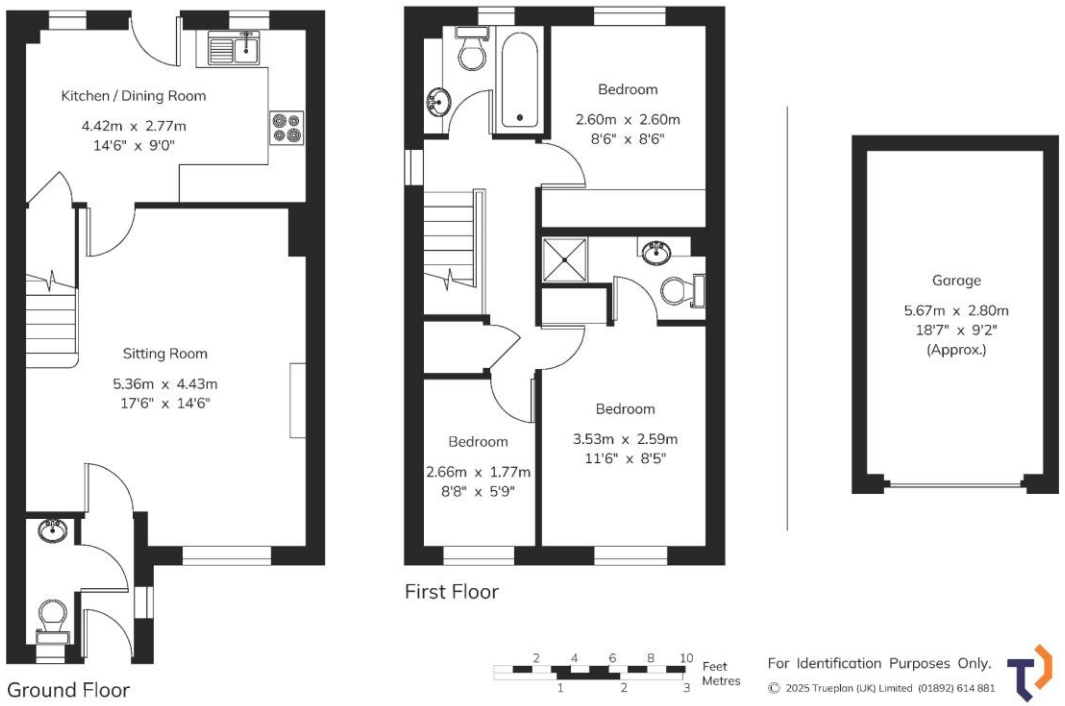


IMPORTANT NOTICE

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us.
2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on.
3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale.
4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained.
5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.
6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

16 The Floats

House - Gross Internal Area : 76.2 sq.m (820 sq.ft.)
Garage - Gross Internal Area : 14.5 sq.m (156 sq.ft.)



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