











Total area: approx. 189.3 sq. metres (2037.5 sq. feet)



Downe Avenue | Cudham | Sevenoaks | TN14

£550,000

-  Detached chalet-style
-  2 reception rooms
-  Requiring complete renovation
-  Front, side & rear gardens + basement
-  4 bedrooms
-  2 bath/shower rooms
-  Marketed for first time in a generation
-  Popular, semi-rural location



PROJECT OPPORTUNITY. Kenton are pleased to present this spacious, detached 4 double bedroom chalet-style property requiring complete renovation throughout and so boasting huge renovation and project potential for a prospective buyer. Internally, to the ground floor the property comprises; a spacious living room featuring attractive original fireplace and brick surround, a separate ample-sized dining room which in turn opens on to a fitted kitchen, a utility room, a double bedroom and also a bathroom featuring both a bath and shower unit, all of which is served by an L-shaped and again spacious hallway. To the first floor, you will find a further three double bedrooms (one of which features a balcony area on to the rear garden) in addition to a shower room. Similar to the hallway, the landing is of notable size. Externally, there are garden areas to the; front, rear and side. Furthermore, there is also an enormous basement area which can be utilised in so many different ways by the new prospective owners. Downe Avenue is situated within the semi-rural and coveted village of Cudham, encompassed by vast Greenbelt Kent countryside. Circa one and a half miles away lies Green Street Green with its parade of shops. Chelsfield Station is slightly-further afield (circa 2 miles away), providing direct and frequent services into central London. Other amenities are also nearby including Golf and Horse Riding clubs, as well as some popular pubs. NO ONWARD CHAIN.

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Hallway

13'8" maximum x 16'2" maximum (4.17m maximum x 4.92m maximum)

Wooden door with frosted glazed window and adjacent frosted glazed window panel, staircase to first floor, built-in storage cupboard (housing electrical fuse box and meters), parquet flooring.

Living Room

19'7" x 13'10" maximum (5.96m x 4.22m maximum)

Double glazed sliding doors to rear garden, glazed window to side, coved ceiling, original fireplace with brick surround, range of fitted storage units and shelving, parquet flooring.

Dining Room

12'3" x 11'9" maximum (3.74m x 3.57m maximum)

Glazed window to rear, glazed window to side, coved ceiling, radiator, parquet flooring.

Kitchen

8'3" x 11'6" (2.52m x 3.50m)

Wooden door with glazed window to side, glazed windows to side, matching wall and base units, stainless steel sink unit, work surfaces with splashback tiling, space for oven, space for under-counter fridge, built-in cupboards, radiator, vinyl flooring.

Utility Room

11'9" maximum x 11'8" maximum (3.57m maximum x 3.56m maximum)

Wooden glazed door to side, glazed windows to front, stainless steel sink unit with units underneath, radiator, laminated wood flooring.

Bathroom

8'1" x 9'11" (2.46m x 3.02m)

Frosted glazed window to side, half-tiled walls, panelled bath with shower extension over, walk-in corner shower unit, low level W.C., wash hand basin, bidet, radiator, parquet flooring.

Bedroom 1

11'7" x 13'10" (3.54m x 4.21m)

Glazed windows to front, fitted shelving, radiator, fitted carpet.

Landing

Glazed window to side, built-in storage cupboards (one of which houses hot water cylinder), access to loft, fitted carpet.

Bedroom 3

11'1" x 13'0" (3.37m x 3.97m)

Glazed window to front, access to eaves, radiator, fitted carpet.

Bedroom 4

7'5" x 13'4" (2.25m x 4.07m)

Glazed window to side, fitted shelving, radiator, exposed floorboards and loosely-fitted carpet.

Bedroom 2

12'2" maximum x 13'0" maximum (3.71m maximum x 3.97m maximum)

Wooden door with glazed window to rear (to balcony area), glazed window to rear, access to eaves, fitted wardrobes (which are in a state of dis-repair), radiators, fitted carpet.

Shower Room

6'6" x 4'11" (1.98m x 1.51m)

Secondary-glazed window to side, half-tiled walls, wood-panelling, walk-in corner shower unit, low level W.C., wash hand basin, radiator, vinyl flooring.

Rear Garden

patio area, traditional lawn area, mature trees and shrubs, steps to doors to side, brick-built storage shed, greenhouse (which is in a state of disrepair), side access.

Basement

20'8" maximum x 24'1" maximum (6.29m maximum x 7.33m maximum)

Front

Mature trees and shrubs, traditional lawn area, off-street parking space.

Kenton

