



1 Thorns Meadow, Brasted, Westerham, TN16 1NP

Jack Charles

Asking price £600,000 - £650,000

Jack Charles  
Estate Agents

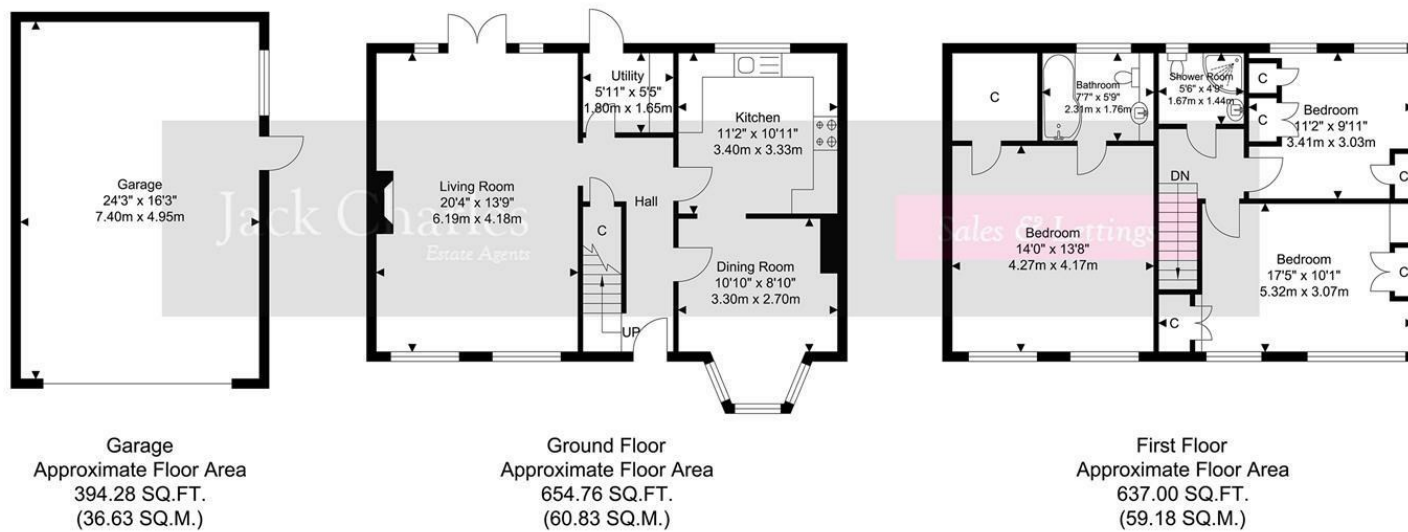
Sales & Lettings

- Guide £600,000 - £650,000
- Two Bathrooms
- Kitchen
- Viewing Recommended

- Substantially Extended
- Living Room
- Ample Parking

- Three Bedrooms
- Dining Room
- Double Garage

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



TOTAL APPROX FLOOR AREA 1686.05 SQ.FT. (156.64 SQ. M.)  
 For Identification Purposes Only.



Energy Efficiency Rating		Current	Best
<small>Energy efficiency class taking into account the energy efficiency class of the building fabric</small>			
100-110	A		86
81-100	B	75	
62-80	C		
43-61	D		
25-42	E		
10-24	F		
1-9	G		
<small>Energy efficiency class taking into account the energy efficiency class of the building fabric</small>			
England & Wales		EU Directive 2002/91/EC	

**Important Notice:**  
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer for sale this beautifully presented and substantially extended 3 bedroom semi detached house situated on a generous corner plot with plenty of space to the side where there is ample parking and a double garage.

You enter into an entrance hall which gives access to a double aspect living room with French doors leading to the garden, there is a feature fireplace and wood effect flooring. The dining room has a bay window to the front and a door leading through to the hall and kitchen which is well appointed with a range of units, gas range and space for american style fridge and freezer and dishwasher. A very useful utility room completes the ground floor accommodation.

To the first floor the landing leads to all 3 bedrooms and a family shower room. The master bedroom has an en-suite bathroom and walk in wardrobe.

Outside the property benefits from a south facing gardens to the rear and a driveway to front and side providing off-road parking for several cars and a double garage. There is also a lawned front garden and conifer hedging providing plenty of privacy.

## Location

Brasted is a small village located either side of the A25, within the village there is a small general stores and various more specialist shops, there is a medical centre and two pubs/restaurants. Sevenoaks is the nearest town and is located about four miles to the east, within the town there is a wider choice of shops and supermarkets and Sevenoaks Station with a regular business service to central London. There are sporting and recreational facilities in the area as well as state and private schools for all ages.

M25 access from junction 5 about two miles.





**Jack Charles**  
Estate Agents

**Sales & Lettings**

6 London Road  
Tunbridge Wells  
Kent TN1 1DQ  
Tel: (01892) 621 721

191 High Street  
Tonbridge  
Kent TN9 1BX  
Tel: (01732) 75 75 80

E-mail: [info@jackcharles.co.uk](mailto:info@jackcharles.co.uk)  
[www.jackcharles.co.uk](http://www.jackcharles.co.uk)

