



12 Bowers Road, Shoreham, Sevenoaks, TN14 7SS.

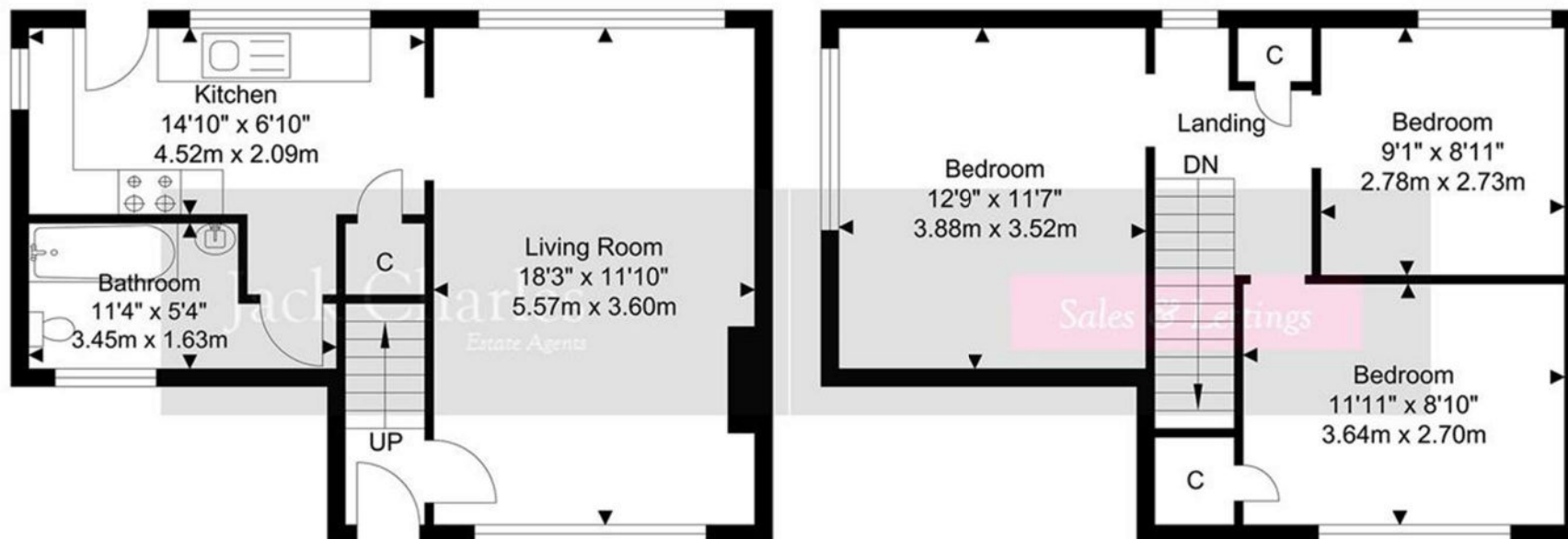
Guide Price £550,000 - £600,000

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Sales & Lettings

- Semi Detached House
- Bathroom
- Potential For Parking
- Three Bedrooms
- Lounge / Dining Room
- Pretty Gardens
- Kitchen
- Scope To Extend
- Popular Village Location

**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.



Ground Floor  
Approximate Floor Area  
421.19 SQ.FT.  
(39.13 SQ.M.)

First Floor  
Approximate Floor Area  
421.19 SQ.FT.  
(39.13 SQ.M.)

**TOTAL APPROX FLOOR AREA 842.38 SQ.FT. (78.26 SQ. M.)**

Energy Efficiency Rating		Current	Target
The more energy efficient - lower running costs			
92 plus	A		85
81-91	B		
69-80	C		
55-68	D		
39-54	E	43	
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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## To Be Sold

Nestled in the charming village of Shoreham, Sevenoaks, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable home.

You enter in to a small hall that leads to a spacious double aspect reception room that serves as the heart of the home with access to the kitchen which in turn leads to a well-appointed bathroom. To the first floor there are three good sized bedrooms.

One of the standout features of this residence is the corner plot the property stands in and its gardens. They provide potential to extend the property to both the side and rear allowing you to personalise and enhance your living space to suit your needs. Whether you envision a larger kitchen, an extra bedroom, or a home office, the potential for expansion is a significant advantage.

Situated in a sought-after village location, this home benefits from a friendly community atmosphere while still being conveniently close to local amenities. Shoreham is known for its picturesque surroundings and excellent transport links, making it an ideal place for those who commute or enjoy exploring the beautiful Kent countryside.

In summary, this semi-detached house on Bowers Road is a wonderful opportunity to secure a family home in a desirable area, with the added benefit of potential for future development.

## Location

The property is located in Shoreham village, which offers a number of local and useful amenities including a village shop, a number of pubs, an attractive tea room, a primary school, a village church, and an aircraft museum. Shoreham railway station has trains to Central London including Blackfriars and St Pancras with easy connections to London Victoria. The station also provides services to Sevenoaks. The village of Shoreham is surrounded by glorious open countryside with an abundance of wonderful trails and walks available right on your doorstep. Darenth Valley golf course is also located towards the edge of the village. More comprehensive shopping facilities in the larger town of Sevenoaks lie within easy reach, a sub-fifteen minute drive away.





**Jack Charles**  
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