



## 2 Church Road, Sundridge, TN14 6DT

Welcome to this stunning detached house located on Church Road in the charming village of Sundridge. This impressive property boasts 4 reception rooms, providing ample space for entertaining guests or simply relaxing with your family. With 6 spacious bedrooms and 4 modern bathrooms, there is plenty of room for everyone to enjoy their own private space.

Spanning over 4,000 square feet, this house offers a perfect blend of elegance and comfort. The generous living areas are ideal for hosting gatherings or unwinding after a long day. The bedrooms are bright and airy, creating a peaceful retreat for a good night's sleep.

Situated in the heart of Sundridge, this property benefits from a tranquil setting while still being conveniently located near local amenities. The village offers a sense of community and a peaceful lifestyle, making it an ideal place to call home.

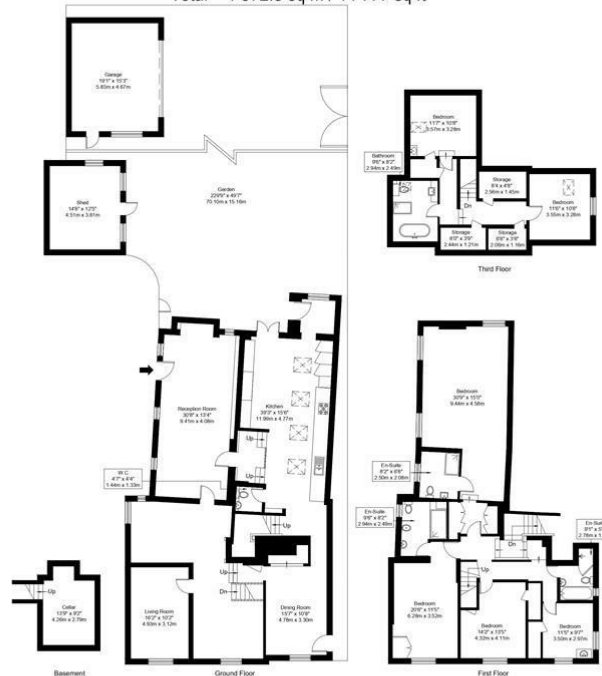
Don't miss the opportunity to make this beautiful house your own. With its spacious layout, modern amenities, and prime location, this property is sure to impress even the most discerning buyer. Contact us today to arrange a viewing and experience the charm of Church Road for yourself.

**£1,400,000**

- Character property
- Village location
- Private walled garden
- Aga
- Inglenook fireplaces
- Garage
- Sevenoaks station 2.3 miles
- Near to local schools
- EPC- E
- Council Tax - G

# Church Road, TN14 6DT

Approx Gross Internal Area = 360.6 sq m / 3 881 sq ft  
 Garden = 967.8 sq m / 10 417 sq ft  
 Garage = 27.2 sq m / 293 sq ft  
 Shed = 17.2 sq m / 185 sq ft  
 Total = 1 372.8 sq m / 14 777 sq ft



Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			73
(55-68) <b>D</b>		52	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		