



COPSE BANK

Seal, TN15



FIVE BEDROOM DETACHED HOME OF OVER 2200 SQ FT

A well presented, detached five bedroom family home with south facing garden, situated on the outskirts of Seal village and close to excellent schools.



Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



GROUND FLOOR

The welcoming entrance hall provides access to the main living areas, including a study/family room positioned at the front. A dual-aspect sitting room sits to the rear, featuring a fireplace with gas coal-effect fire and French doors opening to the garden. The dining room, with oak flooring, also has doors to the garden and a connecting door to the kitchen/breakfast room.

The spacious kitchen is fitted with an extensive range of painted units including a pantry cupboard, granite worktops and integrated Neff appliances. The well appointed adjoining utility room offers further storage and space for laundry appliances, with a door leading into the conservatory which benefits from fitted blinds and French doors to the south facing terrace and garden. From here, access is available to the rear of the double garage. A separate WC completes the ground floor.











FIRST FLOOR & GARDEN

The principal bedroom includes fitted wardrobes and a generous ensuite with corner bath and stand alone shower. A guest bedroom also features fitted wardrobes and an ensuite shower room. Three additional bedrooms, two with fitted wardrobes, are served by a family bathroom.

Set back from the road, the driveway provides ample parking alongside the double garage. The private, south-facing rear garden is predominantly laid to lawn bordered by established flower beds as well as a wooden playhouse and garden shed in addition to a terrace providing an ideal al fresco entertaining space.

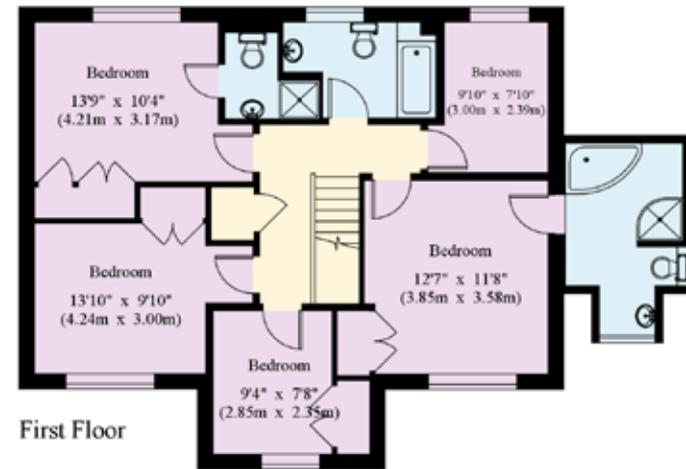
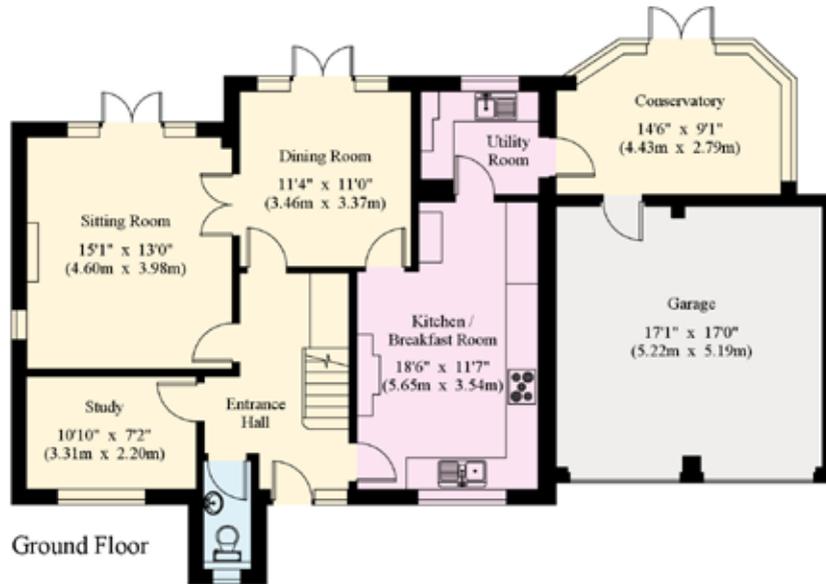
Agents Note: The air-conditioning units are currently not operational and require servicing.





1a Copse Bank

Gross Internal Area : 206.1 sq.m (2218 sq.ft.)
 (Including Garage)



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This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Area (inc garge) = 206.1 sq m / 2218 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Edward Torry

T: 01732 744478

E: edward.torry@knightfrank.com

Knight Frank Sevenoaks

113-117 High Street, Sevenoaks, Kent

TN13 1UP

knightfrank.co.uk

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