

THOMAS BROWN

ESTATES

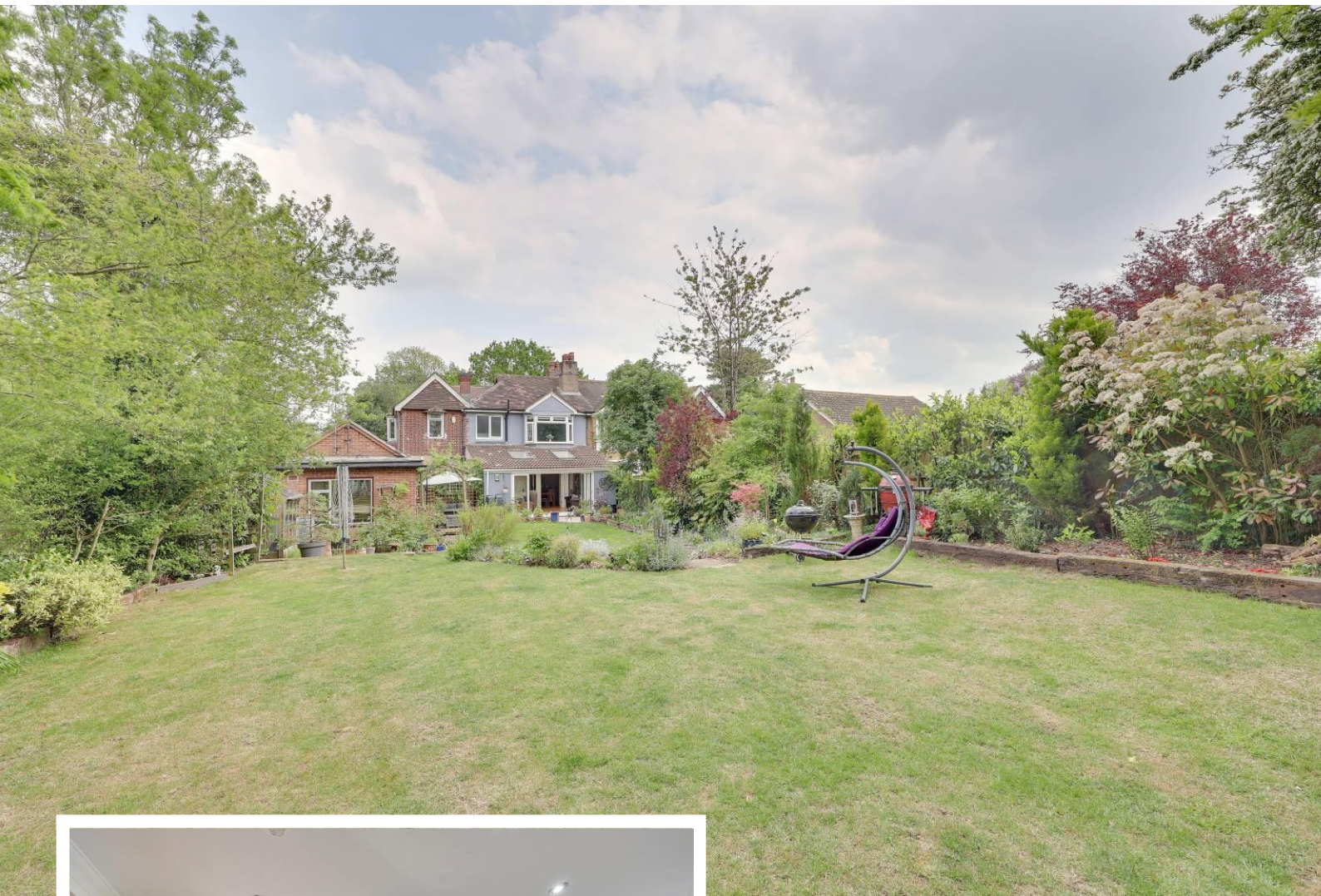


50 Cudham Lane North, Cudham, TN14 7RA

Asking Price: £865,000

- 4 Bedroom Semi-Detached House (over 2,500 sq. ft)
- 5 Reception Rooms, 3 Bathrooms
- Semi-Rural Setting
- Garage & Off Street Parking





Property Description

Thomas Brown Estates are delighted to present this beautifully appointed and exceptionally spacious four bedroom, three bathroom, five reception room semi-detached property, offering over 2,500 sq. ft of thoughtfully designed and highly versatile living accommodation.

Occupying an attractive semi-rural setting within easy reach of Green Street Green, Chelsfield railway station and the M25 motorway, the property enjoys far reaching views across the surrounding countryside, creating a wonderful sense of space, privacy and tranquillity.

The bright and welcoming ground floor comprises an entrance porch and hallway, leading to an elegant formal lounge with an attractive feature bay window. A stylish modern kitchen flows into the dining room, with French doors opening into the impressive family room. This superb living space benefits from a partly vaulted ceiling and striking bi-fold doors that open directly onto the mature rear garden, filling the room with natural light. Additional ground floor accommodation includes a cosy snug, contemporary shower room, practical study, and a substantial fifth reception room measuring 22'1" - with the addition of doors to the garden, this generous space offers outstanding potential to create a superb entertaining room, games room or additional family living area.

To the first floor are four well-proportioned bedrooms, three of which are particularly generous doubles. The master bedroom provides an excellent retreat, complete with a stylish ensuite and walk-in wardrobe.

Externally, the property continues to impress with a beautifully established rear garden featuring mature planting, a charming summerhouse and a number of attractive seating areas, perfectly suited to alfresco dining, entertaining and relaxed family enjoyment.

To the front, a large driveway provides ample off street parking for several vehicles, complemented by a garage to the side.

This impressive home combines substantial floor space, flexible accommodation and an enviable setting, and internal viewing is highly recommended to fully appreciate the quality, character and lifestyle on offer.



ENTRANCE PORCH

Opaque composite door to front, coconut mat.

ENTRANCE HALL

Double glazed opaque door to front, wood effect flooring, radiator.

LOUNGE

15' 03" x 13' 03" (4.65m x 4.04m) Double glazed bay window to front, wood effect flooring, radiator.

KITCHEN

15' 10" x 11' 07" (4.83m x 3.53m) Range of matching wall and base units with worktops over, butler sink, integrated washing machine, integrated dishwasher, space for Rangemaster cooker, space for fridge/freezer, space for wine cooler, double glazed window and double glazed door to side, wood effect flooring, radiator.

DINING ROOM

14' 04" x 12' 08" (4.37m x 3.86m) French doors to family room, solid wood flooring, radiator.

FAMILY ROOM

19' 07" x 13' 11" (5.97m x 4.24m) Double glazed bi-folding doors to rear, two skylights, solid wood flooring, radiator.

SNUG

15' 05" x 8' 10" (4.7m x 2.69m) Double glazed window to front, radiator.

RECEPTION ROOM

22' 01" x 11' 09" (6.73m x 3.58m) Double glazed window to sides and rear, door to side.

STUDY

13' 05" x 9' 10" (4.09m x 3m) Double glazed window to front, vinyl flooring.

SHOWER ROOM

WC, wash hand basin, double walk-in shower, double glazed opaque window to rear, tiled flooring, electric radiator.

STAIRS TO FIRST FLOOR LANDING

Carpet.

BEDROOM 1

14' 0" x 11' 0" (4.27m x 3.35m) Walk-in wardrobe (carpeted), double glazed window to front, double glazed bay window to side, carpet, radiator.

EN-SUITE

WC, wash hand basin, double shower cubicle, double glazed window to rear, tiled flooring, heated towel rail.

BEDROOM 2

15' 04" x 10' 09" (4.67m x 3.28m) Double glazed bay window to front, carpet, radiator.

BEDROOM 3

14' 05" x 10' 03" (4.39m x 3.12m) (measured to front of wardrobes) Fitted wardrobes, double glazed bay window to rear, carpet, radiator.

BEDROOM 4

8' 04" x 8' 0" (2.54m x 2.44m) Double glazed window to front, carpet, radiator.

BATHROOM

WC, wash hand basin, freestanding bath with shower attachment, double glazed opaque window to rear, tiled flooring, heated towel rail.

OTHER BENEFITS INCLUDE:

GARDEN

85' 0" (25.91m) Patio area, numerous seating areas, mature shrubs and flowerbeds, summerhouse.

OFF STREET PARKING

Drive with space for multiple vehicles.

GARAGE

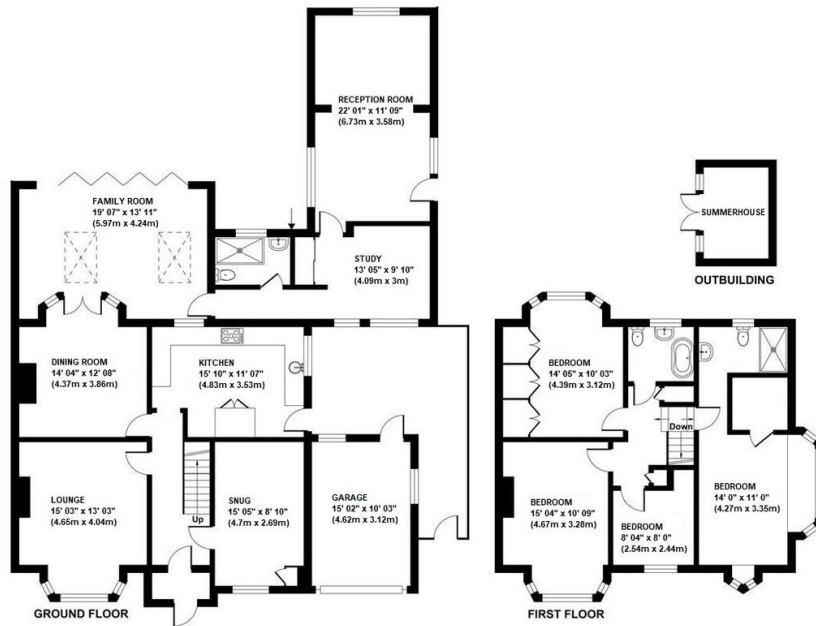
15' 02" x 10' 03" (4.62m x 3.12m) Up and over door to front, door to rear.

DOUBLE GLAZING

CENTRAL HEATING SYSTEM

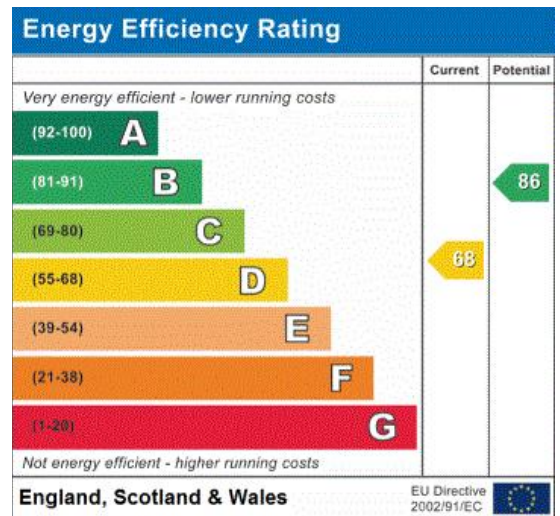


Approximate Area = 1945 sq ft / 180.6 sq m
 Annexe = 481 sq ft / 44.6 sq m
 Garage = 159 sq ft / 14.7 sq m
 Outbuilding = 66 sq ft / 6.1 sq m
 Total = 2651 sq ft / 246 sq m
 For identification only - Not to scale



Council Tax Band: G

Tenure: Freehold



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Thomas Brown Estates have not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition.

Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc.

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