

# THOMAS BROWN

ESTATES



**Main Road, Knockholt, TN14 7JJ**

**Asking Price: £330,000**

- 2 Double Bedroom Victorian Cottage
- Sought After Knockholt Village

- 2 Reception Rooms
- No Forward Chain, On Road Parking





## Property Description

Thomas Brown Estates are delighted to present this rare to the market two double bedroom Victorian cottage, ideally positioned in the heart of the ever sought after Knockholt Village, and being offered to the market with no forward chain.

Requiring full refurbishment throughout, the asking price does reflect the amount of work required. This presents a superb opportunity for buyers looking to create a bespoke home in a prime semi-rural location, where properties at this price point seldom become available.

The accommodation comprises: entrance hall, lounge, dining room, kitchen, bathroom and separate WC to the ground floor. Upstairs the first floor offers two generously sized double bedrooms.

Externally the property benefits from a rear garden mainly laid to lawn and on road parking to the front.

Knockholt Village is ideal for buyers seeking a charming semi-rural lifestyle, with a selection of popular local pubs, well regarded schools, and convenient access to transport links including the M25.

Early viewing is highly recommended to fully appreciate the potential and location on offer. Please contact Thomas Brown Estates to arrange your appointment.



#### ENTRANCE HALL

Door to front, exposed floorboards.

#### LOUNGE

10' 06" x 10' 03" (3.2m x 3.12m) Double glazed window to front, exposed floorboards.

#### DINING ROOM

13' 05" x 9' 07" (4.09m x 2.92m) Window to rear, carpet.

#### KITCHEN

6' 11" x 6' 10" (2.11m x 2.08m) Stainless steel sink and drainer, door to side, window to side, vinyl flooring.



#### BATHROOM

Wash hand basin, bath, opaque window to rear.

#### SEPARATE WC

Low level WC, opaque window to rear.

#### STAIRS TO FIRST FLOOR LANDING

#### BEDROOM 1

13' 06" x 10' 06" (4.11m x 3.2m) Built in storage, two double glazed windows to front.

#### BEDROOM 2

13' 06" x 9' 04" (4.11m x 2.84m) Built in storage, double glazed window to rear.



#### OTHER BENEFITS INCLUDE:

#### GARDEN

Laid to lawn, mature shrubs.

#### FRONT

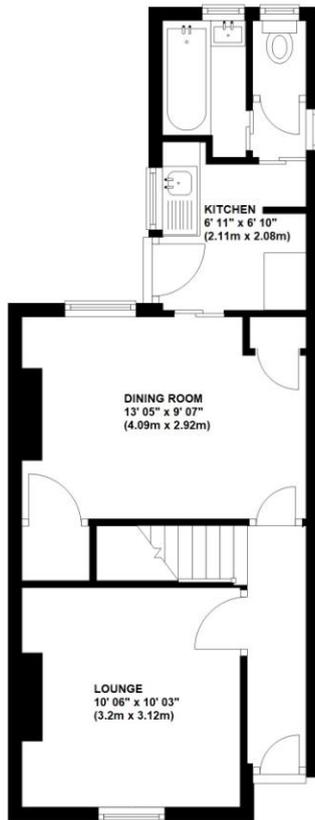
Laid to lawn, mature shrubs, path to back door, on road parking.

#### NO FORWARD CHAIN



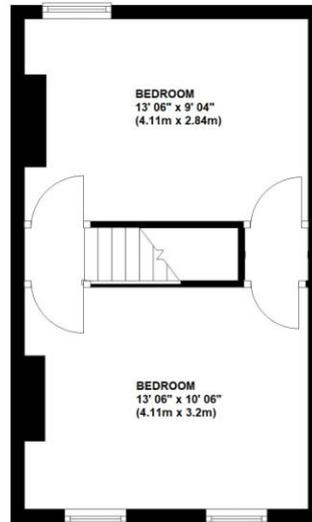
### Ground Floor

Approx. 37.5 sq. metres (403.5 sq. feet)



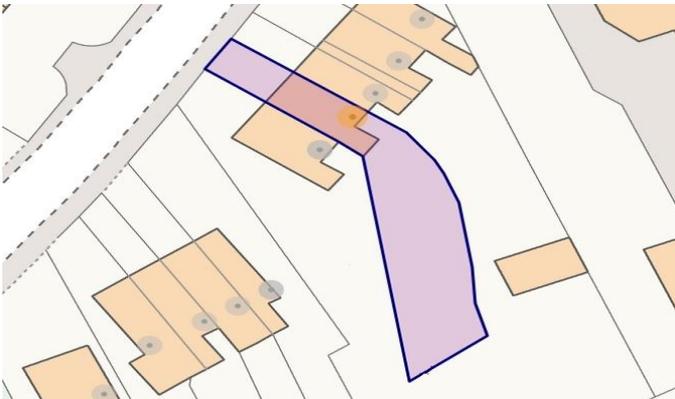
### First Floor

Approx. 29.5 sq. metres (317.8 sq. feet)



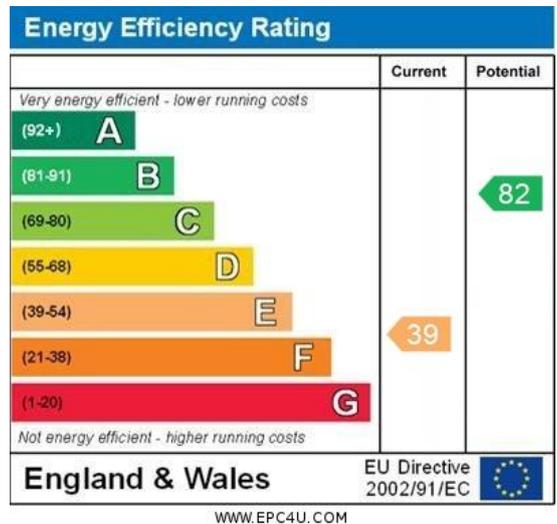
Total area: approx. 67.0 sq. metres (721.4 sq. feet)

This plan is for illustration purpose only – not to scale  
Plan produced using PlanUp.



**Council Tax Band: D**

**Tenure: Freehold**



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Thomas Brown Estates and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Thomas Brown Estates or the vendors.

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.

The Laws of copyright protect this material. The Owner of the copyright is Thomas Brown Estates. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.

Registered Office: Lawrence & Co, 94 Brook Street, Erith, DA8 1JF. Registered in England no. 6048974

285 High Street  
Orpington  
Kent  
BR6 0NN

www.thomasbrownestates.co.uk  
sales@thomasbrownestates.co.uk  
**01689 884444**

Telephones Manned:  
Mon-Fri: 8am – 8pm  
Sat: 8am – 5pm  
Sun: 10am – 4pm

**THOMAS BROWN**  
ESTATES