



**Lambert
& Foster**



COLGATES COTTAGE

SHOREHAM LANE | HALSTEAD

An opportunity to purchase this two to three bedroom semi detached cottage benefitting from off road parking, a cart lodge garage and a generous private garden. Situated on the outskirts of Halstead tucked off of Shoreham Lane. Within walking distance to local village amenities, only a short drive to a mainline railway station at Knockholt and has excellent road and motorway links nearby.

Offered to the market with NO FORWARD CHAIN.

O.I.E.O £495,000

FREEHOLD



COLGATES COTTAGE

SHOREHAM LANE | HALSTEAD | TN14 7BY

- A well presented semi detached cottage offering up to three bedrooms
- Situated on the outskirts of Halstead with a private driveway off Shoreham Lane
- Kitchen, sitting room, dining room, downstairs shower room
- Generous private garden offering the potential to extend subject to PP
- Walking distance to local amenities and only a short drive to major transport links
- Private off road parking with cart lodge garage and is offered with NO FORWARD CHAIN

GENERAL: Tenure: Freehold. **Construction Type:** Brick built under a tiled roof with. **Services & Utilities:** Mains gas fired central heating with mains water supply and mains drainage services connected but not tested. **Broadband Connection:** Available as Standard and Superfast. **Mobile Coverage:** Available with Okay to good coverage from main providers Further information can be found at www.ofcom.org.uk. **Local authority:** Sevenoaks Borough Council. **Council tax:** Band D. **EPC:** D(58).

Flood & Erosion Risk: Property flood history: None. **Rivers and the sea:** Very low risk. **Surface water:** Very low risk. **Reservoirs:** Flooding from reservoirs is unlikely in this area. **Groundwater:** Flooding from groundwater is unlikely in this area. Information sourced from www.gov.uk/check-long-term-flood-risk. If you're unable to use the online service, you can call Floodline; T: 0345 988 1188. Typetalk: 0345 602 6340

Viewing: To confirm directions and book a viewing strictly by appointment only with the agents call: **Paddock Wood Office:** 01892 832325.



IMPORTANT NOTICE: Lambert & Foster themselves and the vendors and/or lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance and do not constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers/lessees should not rely on them as statements or presentations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. If there are any points which are of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you are travelling some distance to view the property. In accordance with the Property Misdescriptions Act 1991, we must advise that we have not tested any of the main services, various electrical or gas appliances and fixtures which may be referred to in these sales particulars. Any prospective purchasers are strongly advised to satisfy themselves that such are in working order. No person in the employment of the Agents has any authority to make or give any representations or warranty whatever in relation to this property. In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. Lambert & Foster employs the services of Smartsearch to verify the identity and address of purchaser.

FLOOR PLANS

For identification purposes only and not to scale. The position & size of doors, windows, appliances and other features are approximate only.



GROUND FLOOR



FIRST FLOOR

Not to Scale.

For Illustrative Purposes Only.

PROPERTY PROFESSIONAL FOR OVER 120 YEARS

OFFICES LOCATED AT:

PADDOCK WOOD, KENT

Tel. 01892 832 325
77 Commercial Road,
Paddock Wood,
Kent TN12 6DS

CRANBROOK, KENT

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Weald Office, 39 High St,
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HYPHE, KENT

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WADHURST, SUSSEX

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