



Sevenoaks, Kent TN13 2HN

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A well presented detached family house, located on the highly sought-after Montreal Park Estate with excellent access to local schooling & Sevenoaks mainline station. The property benefits from a larger than average plot, driveway & garage.

- Entrance Porch
- Entrance Hall
- Shower Room
- Living/Dining Room
- Conservatory
- Kitchen
- Utility Room & Store
- 4 Bedrooms
- Bathroom & Separate W.C.
- Integral Garage & Driveway Parking
- 230ft Rear Garden
- Total Plot approx. 0.35 of an acre



Property

The property is accessed via an entrance porch, which leads into a spacious entrance hall with doors to the ground floor accommodation. The open plan living/dining room is in excess of 27' and has a fireplace and patio doors leading to the conservatory. The kitchen has been refitted to include granite work surfaces and a range of modern base and wall mounted cupboards with integrated appliances.

A side extension has added a utility room, with a door into the garage, and a large larder style storage room. A shower room with modern fittings completes the ground floor accommodation.





A spacious landing to the first floor leads to the four bedrooms, bathroom and separate W.C. The master bedroom has fitted wardrobes and tasteful shutters.

Outside

The property is approached via a driveway providing off-street parking, which leads to the integral garage. The garden to the front is laid to lawn with stocked borders.

The rear garden is a particular feature with several seating areas ideal for alfresco dining. The majority of the garden is laid to lawn with well stocked flower and shrub borders, with particular thought to the planting of different blooms throughout the year giving a range of colours throughout the seasons. There is an extra piece of land to the rear, which backs onto Riverhead Parkland.

The garden extends to 230ft in length and the plot measures 0.35 acres in total.

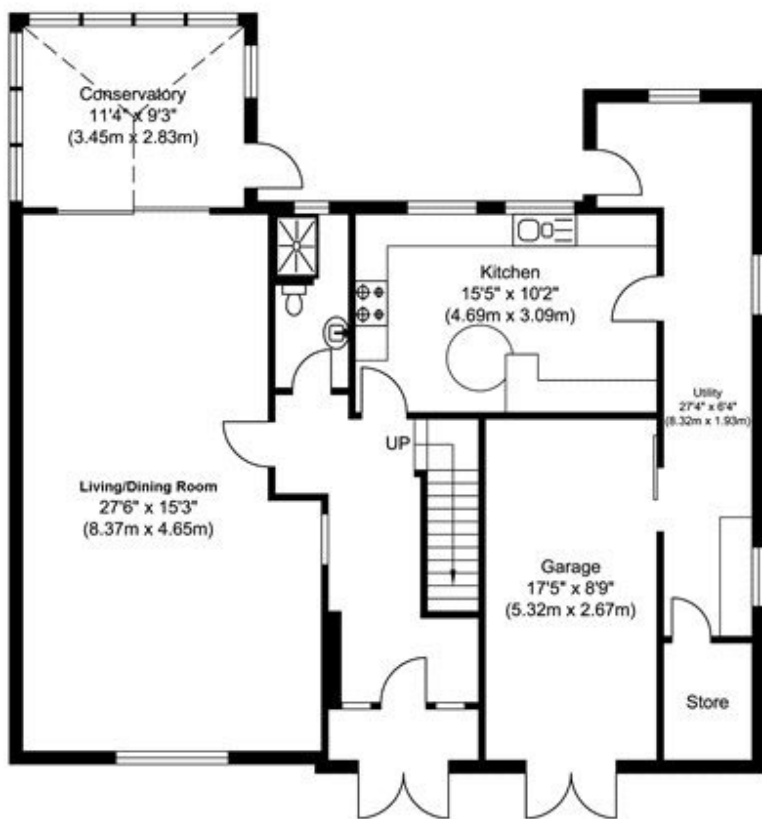
Situation

The property enjoys a highly sought-after location in this tree-lined residential road, within walking distance of Sevenoaks mainline station (fast rail service to London Bridge, Charing Cross and Cannon Street within 40 minutes) and good local shopping facilities at Tubs Hill.

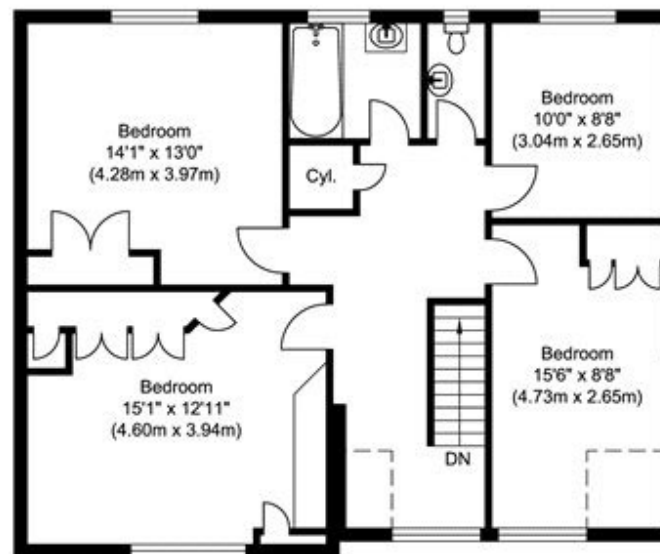


The main town of Sevenoaks, with its good shopping and recreational facilities including the leisure centre, Vine cricket ground and Knole Park, is about 1.3 miles distant. The area is renowned for its excellent educational facilities in both the state and private sectors and the property is within walking distance of the sought-after Riverhead Infants and Amherst Junior schools.

Junction 5 of the M25 is approximately 1.6 miles away and provides access to the major motorway networks, Gatwick and Heathrow Airports, Channel Tunnel terminus, Ebbsfleet International and the south coast via the A21.



Ground Floor



First Floor



TOTAL APPROX. FLOOR AREA 1869 SQ.FT. (173.59 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Directions

From our office in Sevenoaks high street proceed along to the Pembroke Road Traffic lights and turn right onto Pembroke Road. At the end of the road turn right onto the London Road and continue past Sevenoaks mainline station. After a short distance, turn left into Brittain's Lane and take the first turning on the right into Lyndhurst Drive. Turn right into Marlborough Crescent and the property will be found after a short distance on the right hand side.

Tenure

Freehold

Services

All main services are connected.

Local Authority

Sevenoaks District Council
Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(56-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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