



Sevenoaks

Kent TN13 3LU

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A spacious detached property, offering flexible accommodation, located on a sought-after residential road within a mile of Sevenoaks mainline station and town centre.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- 5 Bedrooms
- Family Bathroom
- Two Shower Rooms
- Garage
- Gardens

## Property

The double glazed side entrance door leads into the entrance porch which in turn leads onto the entrance hall with has solid wood flooring and a useful cupboard. The living room measures 20ft and has a fireplace and patio doors leading out onto the garden. The kitchen has been fitted with wall and base units with space for the kitchen appliances, tiled floor and splashbacks. This leads onto a useful utility area. There is a dining room which has dual aspect and gives access to the first floor bedrooms. At the front of the house there is a double bedroom with fitted wardrobes and there is another potential double room, which is currently used as a family playroom. There is a family bathroom with modern white suite with shower over the bath and stylish tiling. The ground floor





accommodation is completed by a shower room. The first floor landing gives access to three more bedrooms all with eaves storage cupboards. There is another shower room servicing this floor.

### Outside

The property is approached via a private driveway leading to a good-sized garage. Steps and a pathway lead to the front door. There is an area of lawn and well stocked flower and shrub borders. The rear garden has been well maintained and includes a wide array of flower and colourful shrubs, there are different seating areas and an area of lawn.

### Situation

The property is located in a sought-after residential area within walking distance of the High Street, mainline station and the popular Sevenoaks Primary School, which is just past the end of the road. Sevenoaks High Street is 0.9 of a mile away with Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, London Charing Cross and Cannon Street) a similar distance. Access to the M25 (junction 5) can be found at the Chevening interchange about 2 miles away.

As well as Sevenoaks Primary, there are a number of highly regarded primary, private and grammar schools within the area including Walthamstow Hall, Granville, Knole Academy and Sevenoaks School.

### Tenure

Freehold

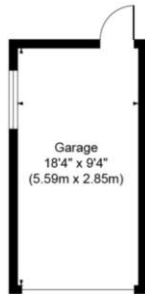
### Services

All main services are connected.

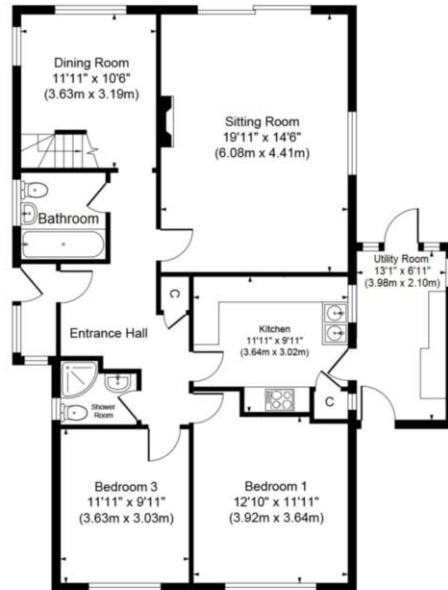
### Local Authority

Sevenoaks District Council  
Council Tax Band F

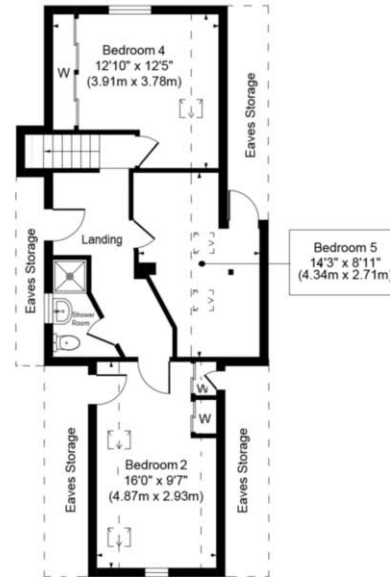




Garage



Ground Floor



First Floor

House Approx. Internal Floor Area 1844 sq. ft / 171.37 sq. m  
 Garage Approx. Internal Floor Area 172 sq. ft / 15.94 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 prominent High Street office, proceed in a northerly direction over the Pembroke Road traffic lights and down Dartford Road, passing the Vine Cricket ground on the right hand side. Continue for about 0.6 of a mile and immediately after the zebra crossing turn left into Bradbourne Road and immediately right into St. John's Road. Follow this road down and take the second turning on the left into Camden Road where the property will be found towards the far end of the road on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(56-68)	D	63	
(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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