



8 The Drive

Sevenoaks, Kent TN13 3AE

[humberts.com](https://www.humberts.com)



An elegant and spacious ground floor apartment with a private garden, cellar and off-street parking located on a sought-after road in central Sevenoaks, offering a level walk into town and a short walk to Sevenoaks mainline station.

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Diner
- Two Bedrooms
- Bathroom
- Cellar
- Off-Road Parking
- Garden

Property

The private front door leads into the welcoming entrance hall with doors to all rooms running off. The living room is large and benefits from high ceilings and a bay window, there is also feature fireplace.

The master bedroom has a double aspect with outlooks over the front and back gardens. There is a good-sized bathroom which has a stylish white suite, with shower over the bath and stone finish floor and wall tiles. At the other end of the hallway is a separate W.C and a second double bedroom. The fitted kitchen is open-plan to a dining area and has been fitted with an attractive range of wall and base units with granite work surfaces over. The appliances have been





integrated and the windows are fitted with New England style shutters.

Outside

The back door leads out to the private courtyard garden which has been attractively landscaped. There is an outside door which leads down to a good-sized cellar with good head height.

At the front of the property is a private driveway which offers off-street parking for number 8 and a lawned front garden with hedge screening and a dwarf brick wall.

Situation

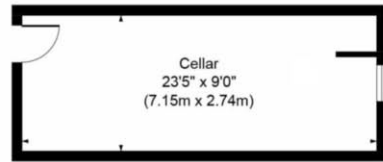
The apartment is situated to the northern end of the High Street, a stones throw from the historic Vine Cricket Ground and a short walk from Knole Park, the 1,000 acre deer park owned by the National Trust.

There is superb access to the abundance of amenities available in the town centre, including two supermarkets, leisure centre and a plethora of restaurants. Sevenoaks is renowned for it's schooling with excellent nearby primary schools and Sevenoaks School being just a short walk from the property.

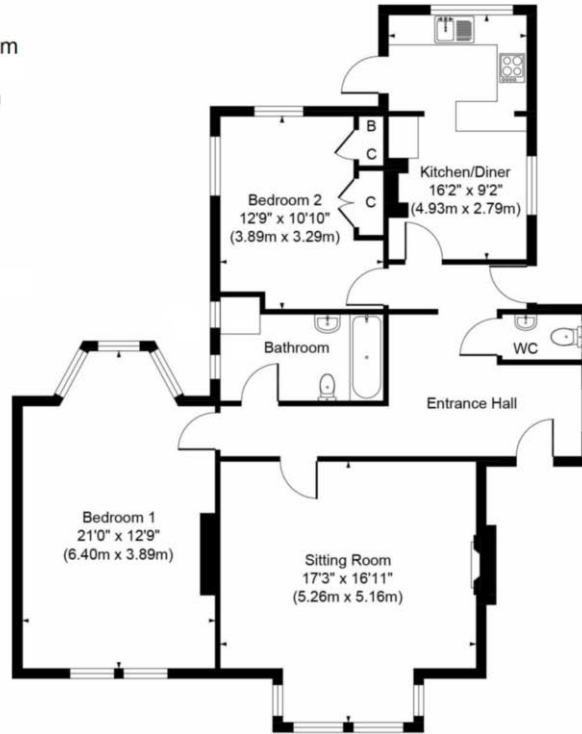


For the commuter, the mainline railway station is 0.4 of a mile away, providing access to London Bridge in around 30 minutes and London Charing Cross in under 40 minutes. The motorway network is accessible at Junction 5 of the M25 and both Heathrow and Gatwick Airports are easily reached.

Apartment Approx. Internal Floor Area 1071 sq. ft / 99.52 sq. m
 Cellar Approx. Internal Floor Area 211 sq. ft / 19.59 sq. m
 Approx. Gross Internal Floor Area 1282 sq. ft / 119.11 sq. m



Cellar



Ground Floor

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 immediately after the zebra crossing turn left into The Drive. The property will then be found after a short distance on the right hand side.

Tenure

Share of Freehold

Services

All main services are connected.

Local Authority

Sevenoaks District Council
 Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		68
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Disclaimer Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2014 | Humberts Ltd | Registered Office 3rd Floor, Connaught House, 1-3 Mount Street, London W1K 3NB | Registered Company Number 06522558.

01732 741212

sales.sevenoaks@humberts.com

99-101 High Street, Sevenoaks, Kent, TN13 1LH

