



### **2 Bedroom Semi-Detached House with Parking a short walk to Sevenoaks Mainline Station**

This two double bedroom semi-detached house sits in a quiet private cul-de-sac just 3 minutes walk from Sevenoaks mainline station. The property benefits from a sitting room, and modern kitchen-dining room. The Master Bedroom is a good size and has a fitted wardrobe along one wall. There is a second double bedroom. The modern upstairs family bathroom has a bath and a separate walk-in corner shower. Outside the property is set back from the road. To the rear there is an artificial turf covered decked area which is ideal for entertaining. The rest of the garden is mainly laid to lawn and is accessed down some steps, there is also a shed with light and power. The property comes with an allocated parking space. EPC band D. Newly decorated and new carpets. Viewing highly recommended.





## ACCOMMODATION

### **Sitting Room** 12' 11" x 12' 0" (3.94m x 3.65m)

The sitting room benefits from a window overlooking the front garden, there is a radiator with thermostatic valve and a TV point. There is also an under stairs cupboard that has a light.

### **Modern Kitchen-Dining Room** 13' 0" x 12' 8" (3.97m x 3.87m)

The modern kitchen-dining room has plenty of space for a table and chairs. There is a 4 ring gas hob and an electric fan oven, a stainless steel sink with mixer tap over, and plenty of kitchen wall and base units. There is a back door that opens onto the garden decking area.

### **Master Bedroom** 13' 0" x 12' 0" (3.97m x 3.65m)

The Master bedroom has a bay window that overlooks the front garden. There is a large fitted wardrobe with mirrored doors.

### **Modern Upstairs Family Bathroom** 9' 10" x 5' 6" (3m x 1.67m)

The modern family bathroom has a bath and separate walk in corner shower. There is a white towel rail, pedestal basin with mixer tap over, WC and two wall mounted mirror cabinets.

### **Double Bedroom 2** 13' 2" x 6' 9" (4.01m x 2.06m)

The second double bedroom has a window that overlooks the back garden. There is a radiator with thermostatic valve.

## Rear Garden

The garden has an artificial turf covered decked area outside the back door which is an ideal spot for entertaining. Steps at the back of the deck lead down to a lawn, and garden shed with light and power

## EPC & Council Tax

Energy Performance Certificate Rating D. Sevenoaks Council Tax Band D, £2345.93 for 2024-25

## Situation

The house is situated in a quiet private cul-de-sac, just 3 minutes walk from Sevenoaks mainline railway station. Sevenoaks High Street with its broad range of shops, restaurants and cafes is less than a mile away. Lidl Sevenoaks is a third of a mile away.

## Parking

There is one allocated car parking space. The charge is £15 per calendar month. Visitor parking permits are also available.

## Road Maintenance Charge

There is a £55 per calendar month charge for the maintenance and upkeep of the road, light, hedges and pathways.






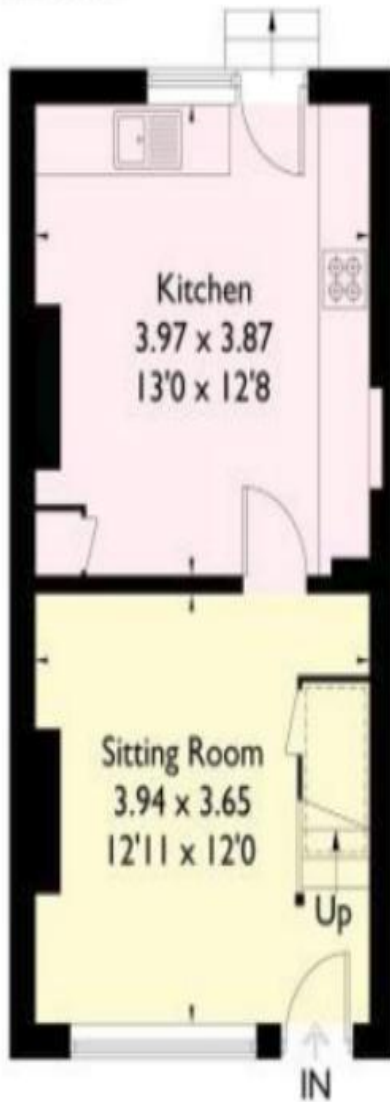
# FLOOR PLAN

## Holyoake Terrace, Sevenoaks

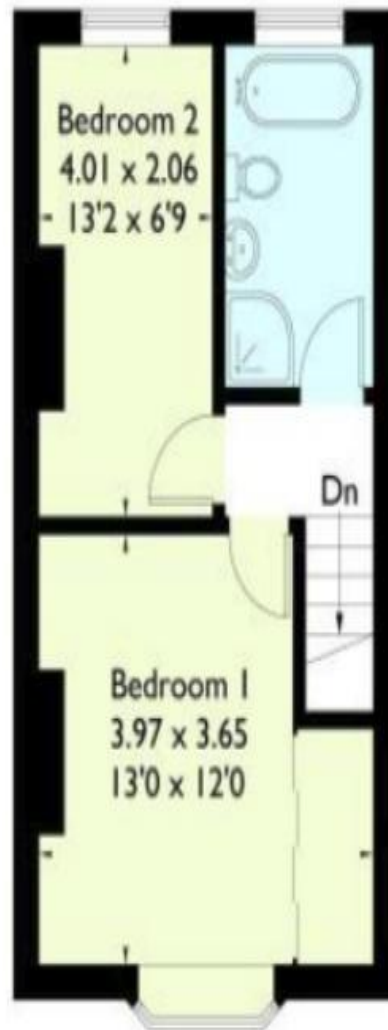
Approximate Gross Internal Area = 61.9 sq m / 666 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## IMPORTANT NOTICE

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