



3 Bed Semi-Detached House with Driveway Parking and Garden

Three bedroom semi-detached house in a quiet road, close to Sevenoaks hospital and Bat & Ball station. The property benefits from a modern kitchen breakfast room with space for a table and chairs and patio doors that open onto the rear garden. The living room overlooks the front garden and has a feature fireplace. There is also a downstairs WC and separate utility room. Upstairs there are two double bedrooms, a single and a modern family bathroom. Outside the rear garden is mainly laid to lawn, there is a patio area that is ideal for outside entertaining and a shed. Driveway parking for 2 cars. Gas central heating, double glazing throughout, EPC band E. Council tax band D. Available for long term let. Viewing highly recommended.





ACCOMMODATION

Living Room 13' 0" x 10' 0" (3.96m x 3.05m)

The living room has a double glazed window that overlooks the front garden. There is an electric feature fireplace and a radiator with thermostatic valve.

Kitchen/Breakfast Room 9' 0" x 20' 0" (2.74m x 6.09m)

The kitchen/breakfast room has a fan oven and electric hob. 1.5 bowl sink with mixer tap over. High gloss kitchen cabinets provide plenty of storage and there is a dishwasher. In breakfast room area space for wall mounted TV. Patio doors open onto garden.

Utility Room 7' 0" x 5' 0" (2.13m x 1.52m)

Separate utility room with sink and mixer tap over. There is a washing machine and tumble dryer.

Downstairs WC 5' 0" x 5' 0" (1.52m x 1.52m)

Recently refurbished downstairs WC with period high level toilet cistern and wall mounted hand basin.

Master Bedroom 10' 0" x 11' 0" (3.05m x 3.35m)

The master bedroom has a double glazed window that overlooks the front garden. There is a radiator with thermostatic valve, several double power sockets and fitted wardrobe cupboard.

Family Bathroom 9' 0" x 5' 0" (2.74m x 1.52m)

Modern family bathroom with bath and mixer shower over. Pedestal basin with mirror cabinet over with shaving point, WC, heated stainless steel towel rail

Bedroom 2 10' 0" x 9' 0" (3.05m x 2.74m)

Second double bedroom with double glazed window with view over rear garden. Radiator with thermostatic valve.

Bedroom 3 8' 0" x 8' 0" (2.44m x 2.44m)

The single bedroom is large enough to take a single bed. It has a double glazed window that overlooks the front garden.

Rear Garden

Lovely rear garden mainly laid to lawn. Patio by double doors to kitchen breakfast room make this an ideal area for entertaining. There is also a shed.

Driveway Parking

The property benefits from driveway parking for two cars

Location

The property is situated in a residential street in a convenient central Sevenoaks location. Sevenoaks hospital is just a 7 minute walk away, and Bat & Ball station with its Thameslink services to London is only 12 min by foot. In Sevenoaks there are excellent shopping facilities and a great selection of restaurants and cafes. The area has a wide variety of recreational amenities including a library, swimming pool complex, Knole Park, and the Wildernesse and Nizels golf courses. Sevenoaks also has an excellent selection of both state and private schools.

EPC & Council Tax

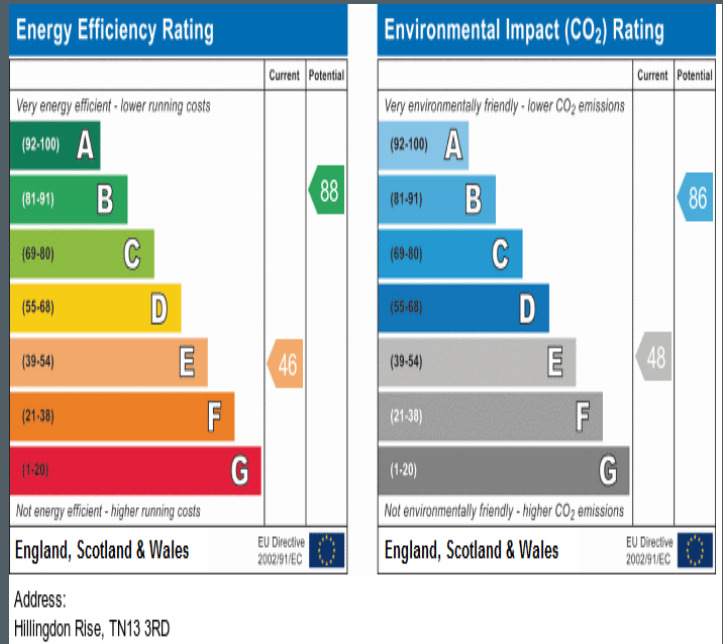
Energy Performance Certificate band E. Council tax band D, £2,345.93 for 2024-25





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