



JONATHAN HALL

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St John's Hill, Sevenoaks, Kent, TN13 3NY

Price Range £425,000 to £450,000

jonathanhall.exp.uk.com



Accommodation

Ground floor: sitting room with fireplace and wood burner and exposed wooden floorboards; and kitchen with a beautiful 'Shaker' style fitted kitchen comprising wall and base units, granite effect worktops and splashbacks, sink with mixer tap, inset ceramic hob with extractor hood above and built-in oven below, spaces for dishwasher and fridge, tiled floor and stairs, with low-level led lighting, to first floor and cloakroom below with WC and washbasin.

First floor: landing; principal bedroom with oak flooring and a stunning en-suite shower room with shower with monsoon shower head and hand-held shower spray, vanity washbasin, WC and tiled floor; and stunning bathroom with a bath with mixer tap and hand-held shower spray, shower cubicle with monsoon shower head and hand-held shower spray, vanity washbasin, WC and tiled floor.

Second floor: landing; bedroom two with skylight and window and oak flooring; and bedroom three with far-reaching views towards the North Downs in the distance and oak flooring.

Outside

There is a brick outbuilding which is currently used as a utility room with a gas-fired boiler and spaces for a washing machine and freezer. There is a small seating area outside the front of the property and a shared path leading to a pleasant southerly facing private rear garden which is mainly laid to lawn and shrubs and a couple of trees.

A superbly presented and refurbished charming period three bedroom mid-terrace cottage with beautiful fitted 'Shaker' style kitchen, stunning en-suite shower room, stunning bathroom, oak flooring, double glazing, gas-fired central heating, an outbuilding/utility room, a pleasant southerly facing rear garden, and NO ONWARD CHAIN.

The property is located in a tucked away position set back from the road, in the highly sought-after historic town of Sevenoaks with its comprehensive range of shopping, leisure and educational facilities, and its train station with fast services to London from only 23 minutes.

Agents Note

The property is freehold and in council tax band C. It has gas central heating and double glazing. Our vendor informs us there is a right of way across the front and rear of the cottages. There is no onward chain.

Summary

- Superbly Presented Charming Period Cottage
- In Highly Sought-After Town Of Sevenoaks
- Sevenoaks Station to London From 23 Mins
- Sitting Room with Wood Burner, WC
- Beautiful 'Shaker' Style Fitted Kitchen
- Bedroom One with En-Suite Shower Room
- Two Further Bedrooms
- Stunning Bathroom with Bath & Shower
- Outbuilding/Utility Room
- Pleasant Southerly Facing Garden





Location

The cottage is located in a tucked-away position set back from the road in the highly sought-after historic market town of Sevenoaks.

There is a comprehensive range of restaurants, coffee shops, pubs and shops, in the town and a good selection of supermarkets including Waitrose, Sainsburys, Tescos, Lidl and Aldi.

There is wide range of leisure facilities including Sevenoaks Leisure Centre, a range of gyms, cricket club, rugby club, football club, hockey club, Knole Golf Club, and Knole House with its Deer Park and Sevenoaks Wildlife Reserve.



There are excellent state and private primary and secondary schools, including two Grammar schools and the renowned Sevenoaks Public School.

Sevenoaks has excellent travel connections with its mainline station, with services to London Bridge (from 23 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes).

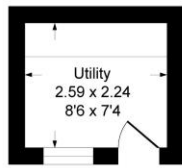
Access to the A21 and M25, leading to the airports and Bluewater Shopping Centre, is approximately 2.6 miles away.



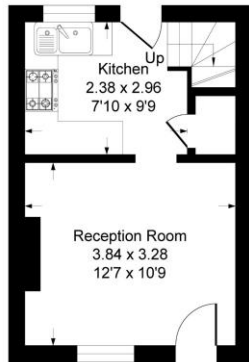
A superbly presented and refurbished three bedroom period cottage, with a pleasant southerly facing rear garden, and no onward chain, located in the highly sought after historic town of Sevenoaks.



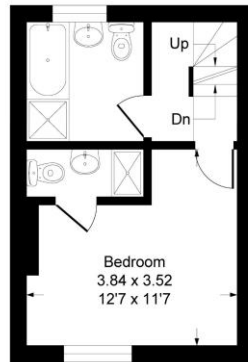




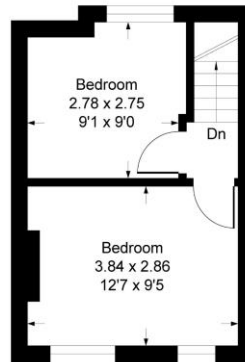
Outbuilding



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft
 Approximate Outbuilding Internal Area = 5.8 sq m / 62 sq ft
 Approximate Total Internal Area = 72.4 sq m / 779 sq ft



1) These particulars do not constitute an offer or contract or part of one and must not be relied upon as statements or representations of fact; and we have no authority to make or give any representation or warranties in relation to the property. 2) These particulars have been prepared in good faith and to be used as a general guide. They are not exhaustive and include information provided to us by other parties including the seller, of which may not have been verified. 3) The measurements, areas, distances, orientation and floor plans are approximate and should not be relied on. The text, floor plans and photographs are only for guidance and are not necessarily comprehensive. The photographs may not be current and certain aspects may have changed since the photographs were taken. 4) It should not be assumed that the property has all necessary planning, building regulation or other consents. 5) We have not tested any services, appliances or fittings. 6) Purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property.

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