



JONATHAN HALL

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Seal Road, Sevenoaks, Kent, TN14 5AA

Price Range £500,000 to £550,000

jonathanhall.exp.uk.com



An attractive semi-detached house with the potential to extend, pleasant views overlooking a park at the rear, a large rear garden, summerhouse/studio, front garden, driveway, cloakroom, sitting room/dining room, kitchen/breakfast room, three bedrooms, bathroom, and NO ONWARD CHAIN. Located in the highly sought-after town of Sevenoaks, convenient for a range of local amenities and only 0.4 miles from Trinity secondary school and two grammar schools; 0.6 miles to Bat and Ball railway station and 1.5 miles from Sevenoaks railway station (from 22 mins to London Bridge).

Summary

- Attractive Semi-Detached House
- Potential To Extend
- Large Rear Garden with Summer House
- Front Garden with Driveway for One Car
- Pleasant Views over the Park to the Rear
- Sitting/Dining Room
- Kitchen/Breakfast Room, Cloakroom
- Three Bedrooms, Family Bathroom
- 0.4 Miles from Trinity and Grammar Schools
- Sevenoaks Station – From 22 Mins to London

Accommodation

Ground floor: entrance hall with stairs to first floor; sitting/dining room with fireplace; kitchen/breakfast room with fitted wall and base cupboards, drawers, worktops, sink, spaces fridge/freezer, dishwasher and cooker with cooker hood above, and French doors to the rear garden; side lobby with door to side and understairs cupboard (with power and light and space for washing machine; and cloakroom with WC, washbasin and wall-mounted gas-fired boiler.

First floor: landing with hatch to a part boarded loft; bedroom one with ornate period fireplace; bedroom two with ornate period fireplace; bedroom three, bathroom with bath with shower above and shower screen, WC, washbasin, heated towel rail and extractor fan.

Outside

Front garden with a fence to the front, flower bed with plants and shrubs, block-paved driveway and gate leading to the rear garden. There is a large rear garden with decking adjacent to the rear and a gravelled area, steps leading to a large lawn, shrubs, a pond and a detached summerhouse/studio with power and light.

Agents Note

The property is freehold and in council tax band D, and benefits from double glazing, gas central heating, and mains gas, electric, water and drainage.





Location

The property is located in the highly sought-after historic market town of Sevenoaks and it is convenient for a range of local amenities including Sainsbury Local (0.5 miles) and a park with a playground to the rear of the property.

The town has a comprehensive range of restaurants, coffee shops, pubs and shops, and a good selection of supermarkets including Waitrose, Sainsburys, Tesco, Lidl and Aldi.

There is a 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 and Deer Park and Sevenoaks Wildlife Reserve.



There are excellent state and private primary and secondary schools, including two Grammar schools (0.4 miles) and the renowned Sevenoaks Public School.

Excellent for commuters, the property is just 0.6 miles from Bat & Ball railway station, and 1.5 miles from Sevenoaks railway station with services to London Bridge (from 22 minutes), Charing Cross (from 32 minutes), Canon Street (from 33 minutes), and Blackfriars (from 39 minutes).

Access to both the A21 and M25, leading to the airports and Bluewater Shopping Centre, are within approximately 3.5 miles.



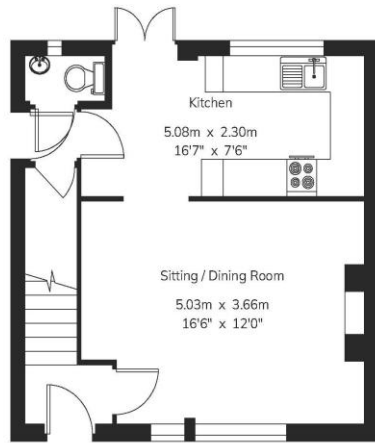
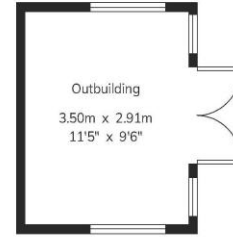
An attractive semi-detached house with potential to extend, a large rear garden, pleasant views over a park to the rear, front garden, driveway and no onward chain.



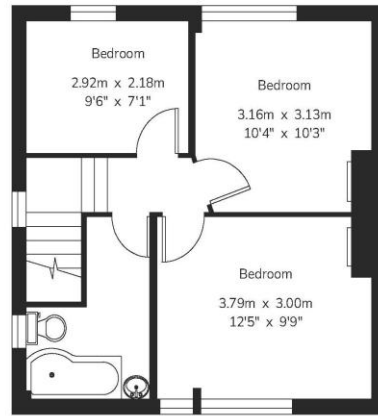




House - Gross Internal Area : 74.9 sq.m (806 sq.ft.)
Outbuilding - Gross Internal Area : 10.1 sq.m (108 sq.ft.)



Ground Floor



First Floor



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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