



Kings are delighted to bring to market this charming period home located in the ever popular Hollybush area of Sevenoaks town, within easy distance of both the town (0.7 miles) and Sevenoaks mainline station (0.8 miles). Upon entering via the porch you arrive in the cosy and welcoming sitting room with a real working fire. The hallway provides entry into the bathroom, stairs to the first floor and the fully equipped kitchen diner overlooking the rear garden that benefits from a lawn as laid and the recently built and fully insulated garden office. The first floor comprises a spacious master bedroom with large integrated wardrobes and the second bedroom. Hollybush itself boast its own collection of boutique shops, cafes and a fantastic park. Sevenoaks High Street has a number of pubs, restaurants and shops as well as a cinema and theatre. Knole park is also on the doorstep with 1000 acres of deer parkland and the stunning Knole House to explore.

Fifty Nine Hartslands Road

Sevenoaks, TN13 3TW



Offers In Excess Of £450,000

Ground floor

Porch

Front door, tiled floor as laid, radiator, double glazed window to front aspect,

Sitting room

working central fireplace feature with integrated storage cupboards either side with one containing gas & electric meters, wood flooring as laid, radiator, double glazed window to front aspect.

Hallway

wood flooring as laid, under stairs storage cupboard, upright radiator, entry to bathroom.

Bathroom

Tiled floor & walls throughout, walk in shower with glass screen door, storage area with space for utilities, wc,, wash hand basin, upright towel radiator.

Kitchen diner

tiled floor as laid with underfloor heating throughout, integrated appliances including rangemaster electric oven with 5 burner ceramic hob and extractor unit, fridge freezer and dishwasher, a range of integrated cupboards and drawers, worktops, dining area comprises bifold double

glazed French doors and a separate glass panel double glazed door also used for rear access, Velux window can be found directly above the cooking station of the kitchen.

First floor

Landing

Carpet as laid, access to loft which is part boarded and insulated.

Master bedroom

Integrated wardrobes, double glazed window to front aspect, wood flooring as laid, radiator.

Bedroom

Wood flooring as laid, double glazed window to rear aspect, cupboard containing water tank, integrated wardrobes and shelving.

External

The property has a gated front with a path leading to the porch entry, to the rear it comprises of a lawn as laid with patio and a recently built office garden that is fully insulated benefits from running electricity, heating and internet. Once completed, it was issued with a long term warranty.

Hartslands Road, TN13
Approximate Gross Internal Area = 63 sq m / 683 sq ft
Approximate Outbuilding Internal Area = 6 sq m / 60 sq ft
Approximate Total Internal Area = 69 sq m / 743 sq ft



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

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