



Kings are delighted to bring to the market this well presented, semi detached bungalow in a small cul-de-sac in the popular Riverhead area. Internally the property comprises two bedrooms, kitchen, sitting room, dining room, shower room and WC. There are numerous local amenities including various shops, cafes, pubs and restaurants. Tesco Superstore is also nearby. Riverhead contains Amherst Primary School and Riverhead Infants School. The property is about one mile to Sevenoaks mainline station where it takes approximately 32 minutes to Cannon Street/London Bridge/Charing Cross. It is also served by four main bus routes linking the village with Sevenoaks town. The M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, Channel Tunnel and the Dartford River Crossing. Sevenoaks Town Centre is 1.7 miles from the property and has an abundance of small independent speciality shops, boutiques, public houses and restaurants. Knole Park is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. In addition, the Sevenoaks area offers an excellent selection of schools such as Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge. Skinners' School, Tunbridge Wells, Trinity School and Knole Academy, Walthamstow Hall, Solefields, Sevenoaks Prep, Granville, New Beacon, St Michael's, Russell House, Sevenoaks School and Radnor House.

17 Hamlin Road

Sevenoaks, Kent, TN13 2DL Freehold



Price Guide £525,000

ENTRANCE HALL

UPVC double glazed entrance door, carpet as laid, radiator, airing cupboard containing water tank.

SHOWER ROOM

Vinyl flooring throughout, tiled walls throughout, extractor fan, hand wash basin, low level wc, double glazed window to side aspect, walk in shower with sliding door and hand rail, radiator, towel rail.

SITTING ROOM

Carpet as laid, corner fireplace as the focal point for the room, radiator.

DINING ROOM

Carpet as laid, radiator, serving hatch into kitchen, double glazed French doors to rear garden.

KITCHEN

Integral worktops, cupboards and drawers. Space for fridge freezer and cooker, sink and drainer with mixer tap, space for washing machine, part tiled walls, vinyl flooring throughout, double glazed window to rear aspect, storage cupboard housing boiler and consumer unit.

WC

Toilet, hand wash basin, radiator.

BEDROOM ONE

Double bedroom with carpet as laid, radiator, double glazed bay window to front aspect.

BEDROOM TWO

Carpet as laid, radiator, double glazed window to front aspect.

REAR GARDEN

Predominantly laid to lawn, patio area, surrounding shrubbery and trees run along rear boundary, two storage sheds, side access to driveway and front.

FRONTAGE

Driveway for two cars and lawn as laid.

OTHER INFORMATION

COUNCIL TAX: Band D.

TENURE: Freehold.

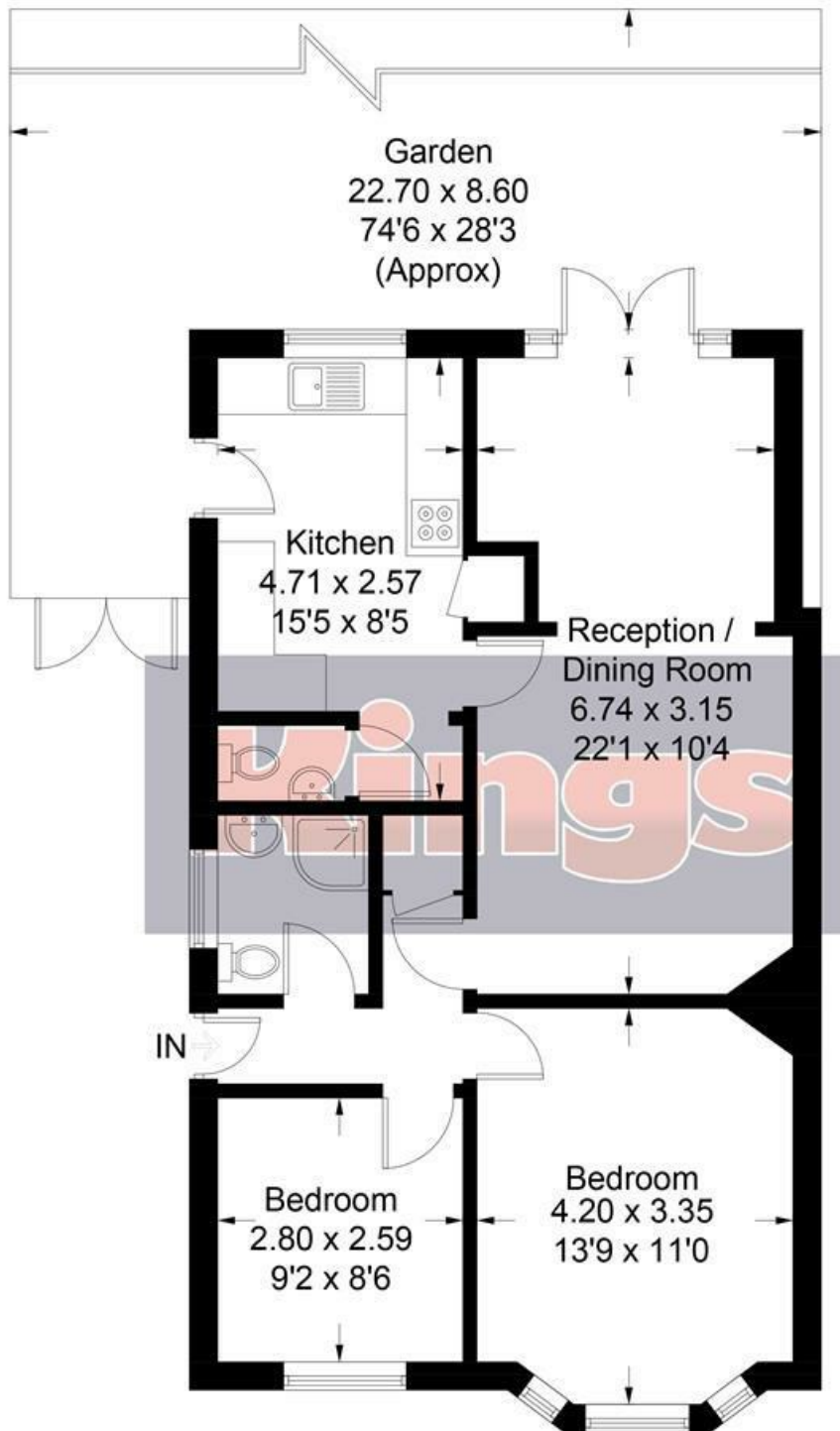




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Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



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 on behalf of Kings Estate Agents (ID898779)

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