



A most attractive and comprehensively appointed two double bedroom semi-detached family home with garage and hobby room as well as a 86ft (approx) rear garden situated in one of Sevenoaks most desirable residential roads. St Georges Road is situated within genuine walking distance of some of the finest local schools including Sevenoaks Primary (0.2 miles), Walthamstow Hall (0.4 miles) and The Granville School (0.7 miles), as well as providing easy access to Sevenoaks mainline rail station (0.9 miles) with its fast and frequent links to London Bridge / Charing cross possible in less than thirty minutes. A wealth of shopping and leisure facilities can be found in the High Street just one mile away, including beautiful Knole Park.

The generously proportioned interior is well planned and currently comprises a welcoming entrance hall with ground floor wc off and rear porch to the garden, sitting room with bay window, fitted kitchen, two double bedrooms and a family bathroom. Planning permission has been historically granted for the property and there is possible scope for extension subject to planning. In addition to offering spacious accommodation, the property provides a garage with a further hobby room benefiting a privately situated additional garden space and a delightful main rear garden measuring 86ft (approx) in length. Available with no onward chain, your internal viewing comes highly recommended in order to fully appreciate all this superb home has to offer, as well as its fantastic location.

41a St. Georges Road

Sevenoaks, TN13 3ND Freehold



Guide Price £575,000

GROUND FLOOR

details. The front of the property comprises a lawn as laid.

Entrance Hall

External main entrance door, single pane arch window to rear aspect, carpet as laid, radiator, staircase to first floor, rear porch to garden.

Cloakroom

Flooring as laid, opaque double glazed window to side aspect, wc, wash hand basin.

Kitchen

Tiled floor as laid, part tiled walls, double glazed window to front & side aspect, variety of worktops, cupboards and drawers, integrated fridge/freezer, washer dryer, microwave, dishwasher & oven/ceramic four burner stove, cupboard containing boiler, sink & drainer.

Living Room

Carpet as laid, double glazed window to front and rear facing bay window, central fireplace feature, radiator.

FIRST FLOOR

Landing

Carpet as laid, double glazed window to rear aspect, access to boarded & insulated loft space, airing cupboard containing hot water tank.

Master Bedroom

Carpet as laid, double glazed dual aspect windows to front and rear, radiator, integrated wardrobe.

Bedroom Two

Carpet as laid, double glazed window to side aspect, integral window to landing, integrated wardrobe.

Bathroom

Tiled floor as laid, double glazed window to front aspect, part tiled walls, wash hand basin with vanity unit, panelled bath with shower, wc.

EXTERNALLY

Rear Garden

Lawn as laid, patio area adjacent to the rear of the property, side access takes you to main entrance, surrounding shrubbery that creates plenty of privacy.

Garage

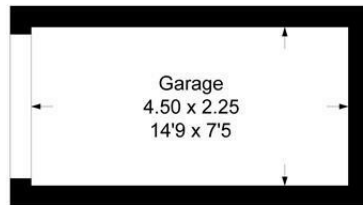
To the rear of the garden there is a gate that takes you to a pair of joined garages, each belonging to the current owner and the neighbour. Our client owns the freehold of the approach to the garages accessed slightly further on in St Georges Road but must allow car access to the neighbours garage at all times. An access via the side of the owners garage takes you to a hobby room/office and a small private garden off the rear. Please enquire for more





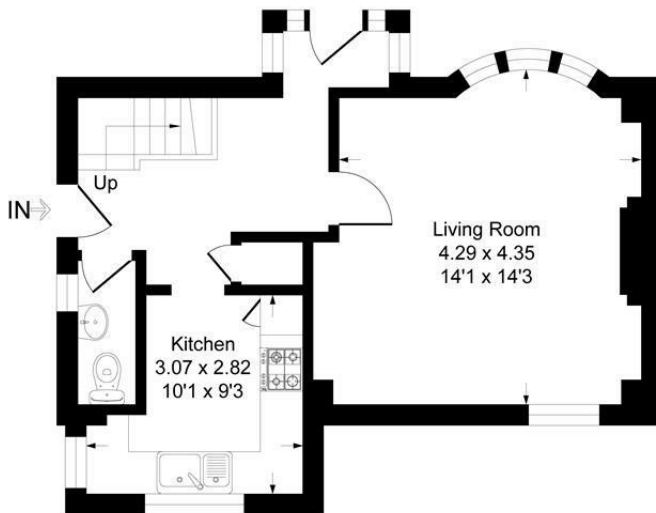
St Georges Road, TN13

Approximate Gross Internal Area
75.4 sq m / 813 sq ft
Garage = 10.1 sq m / 109 sq ft
Total = 85.5 sq m / 922 sq ft

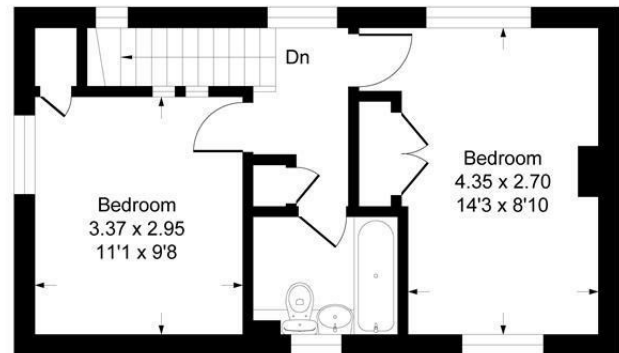


Garden
26.50 x 12.50
86'11 x 41'0
(Approx)

Garage



Ground Floor



First Floor

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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