



A supremely well presented three bedroom terraced home with lengthy garden located toward the end of this popular no through road on the north side of Sevenoaks within easy reach of a number of doorstep amenities including the Sainsbury and Aldi superstores (0.3 miles). In addition, commuters are well served by the easy access to the motorway network and rail connections to London from Bat & Ball rail station (0.4 miles) as well as Sevenoaks mainline station (1.5 miles) providing fast and frequent links to London Bridge / Charing Cross possible in less than thirty minutes. A wider array of all shopping, social and leisure facilities can be found in the town centre, including beautiful Knole Park.

Thoughtfully refurbished to an extremely high standard, the generously proportioned and well planned accommodation now comprises a welcoming entrance hallway with ground floor WC off, bay fronted sitting room which is open plan to the dining room and then again at the rear of the property to the centrepiece kitchen / breakfast room. To the first floor there are three bedroom and the luxuriously appointed bathroom, while externally the property benefits from a lengthy rear garden with parking behind double gates to the foot of the garden. Available potentially with no onward chain, your internal viewing comes highly recommended in order to fully appreciate all this superb home has to offer.

18 Swanzy Road

Sevenoaks, Kent, TN14 5EE Freehold



Guide Price £475,000

ENTRANCE HALL

Double glazed front entrance door with ornate inserts, radiator, inset down lighting, attractive herringbone wood style flooring, stairs to first floor landing with useful understairs storage recess, door to walk in hall closet (with opaque double glazed window to front and wall mounted boiler), doors off.

GROUND FLOOR CLOAKROOM

Newly created ground floor WC has feature exposed brick wall, attractively tiled flooring with localised wall tiling to compliment. Contemporary white suite comprises concealed flush WC and wall mounted wash basin with matte black detailing.

SITTING ROOM

Spacious reception room boasts feature double glazed bay window to front, double radiator, inset downlighting, continuation of herringbone wood style flooring from the entrance hall, telephone point, TV aerial lead, chimney breast with open aperture for fireplace / display and stone hearth, Shares a fully open plan relationship with the dining room.

DINING ROOM

Radiator, inset down lighting, continuation of herringbone wood style flooring from the sitting room, and open double aperture to the rear leading into the kitchen / breakfast room.

KITCHEN / BREAKFAST ROOM

Superb kitchen / breakfast room has double glazed French doors to rear (providing direct access to the garden) and accompanying double glazed window to rear. Radiator, inset downlighting, continuation of herringbone wood style flooring from the dining room and feature tongue and groove wood paneling to one wall. The newly fitted kitchen comprises a striking series of wall and base units for storage, including twin glazed display units, set with quartz style work surface tops complete with matching upstands. Inset butler style sink unit with integrated appliances including microwave, dishwasher and fridge over freezer. Space for stainless steel range cooker with six ring gas hob and overhead extractor as well as plumbing for washing machine to the utility area. Matching centre island unit adds genuine wow factor, whilst providing plenty of additional storage and further work surface space including breakfast bar lip.

FIRST FLOOR LANDING

Access hatch to loft storage void, fitted carpet and doors off to all rooms.

BEDROOM ONE

Double bedroom has double glazed window to front, double radiator, fitted carpet, wood paneling to feature wall and electric sockets with inset USB ports.

BEDROOM TWO

Double bedroom with double glazed window to rear, double radiator and fitted carpet.

BEDROOM THREE

Single bedroom has double glazed window to front, double radiator and attractive herringbone wood style flooring.

BATHROOM

Luxuriously appointed contemporary bathroom comprises a white suite of bathtub with overhead shower attachment, concealed flush WC and wash basin with integrated storage cupboard beneath, all set off with striking black detailing. Double glazed window to rear, attractively tiled floor with predominately tiled walls to compliment and inset downlighting.

PARKING

There is parking to the foot of the garden with double gates. In addition there is on street parking to the front of the house.

GARDEN

The lengthy rear garden is a genuine feature of the property, set within a neatly fenced perimeter boasting an extensive paved patio terrace which is ideal for seating and entertaining and leads to the predominately lawned garden area.

ADDITIONAL INFORMATION

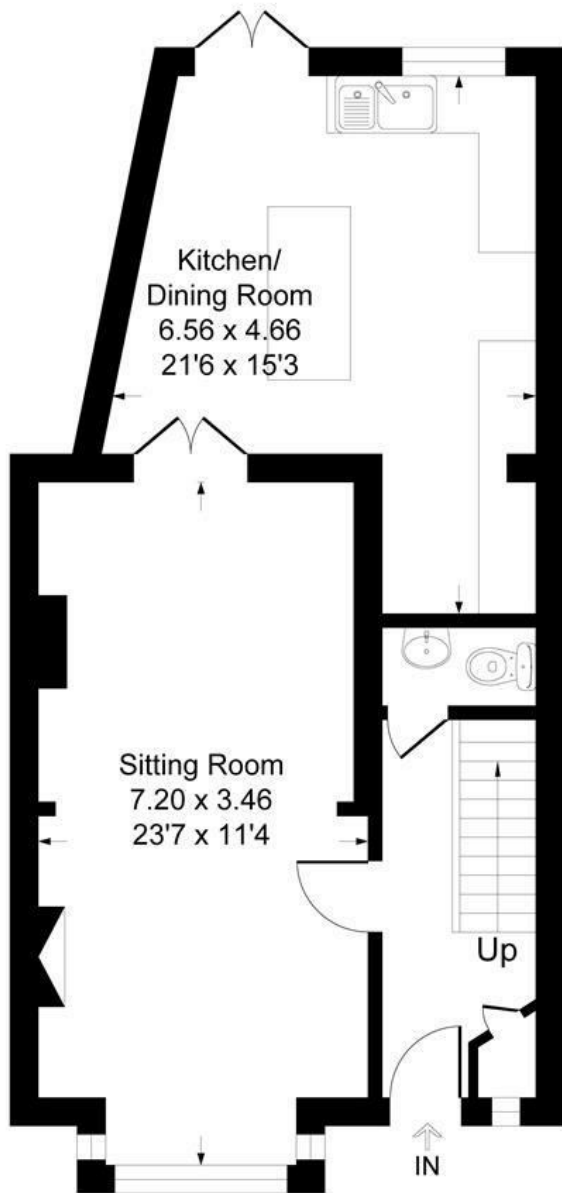
Property is Freehold
Council Tax Band is D



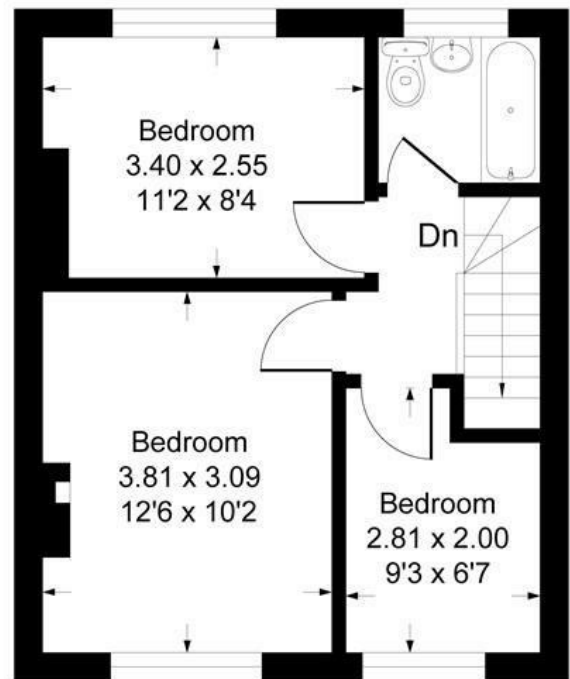


Swanzy Road

Approximate Gross Internal Area
87.9 sq m / 946 sq ft



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.
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