



A modern two double bedroom end terrace home with parking for two cars, forming part of an exclusive cul-de-sac of similar homes, situated on the favoured leafy, south side of Sevenoaks. The property is within easy reach of the wide array of shopping, social and leisure facilities on offer in the town centre, including beautiful Knole Park. In addition, commuters are well served by easy road links to the A21 / M25 motorway networks, as well as Sevenoaks mainline rail station with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes, which is accessible on foot via a series of footpaths.

The well planned and presented accommodation currently comprises a welcoming entrance hall, sitting / dining room with direct garden access to the rear, fitted kitchen, two first floor double bedrooms and the bathroom. Externally the property benefits from parking for two cars (one on the drive plus one further allocated space) as well as a private rear garden. Thought to be an ideal first time buy or investment purchase, the property is available with NO ONWARD CHAIN and your viewing comes highly recommended in order to fully appreciate the comprehensive nature of this property.

9 Cross Keys Close

Sevenoaks, Kent, TN13 2JQ Freehold



Guide Price £425,000

ENTRANCE HALL

Property is Freehold
Council Tax Band D

Welcoming entrance hall has double glazed front entrance door, radiator, laminate wood flooring, stairs to first floor landing with understairs storage cupboard and doors off to sitting room and kitchen.

SITTING ROOM

Double glazed door providing direct access to the rear garden, accompanied by matching double glazed window to rear, double radiator, continuation of laminate wood flooring from entrance hallway, television aerial lead, serving hatch to / from kitchen.

KITCHEN

Double glazed window to front, coved ceiling, double radiator, continuation of laminate wood flooring from entrance hall and localised mosaic wall tiling. Series of matching wall and base units set with roll top work surfaces incorporating 1½ bowl stainless steel sink unit and drainer, integrated oven with five ring gas hob and overhead extractor, slimline dishwasher, space for tall fridge freezer and plumbing for washing machine. Wall mounted 'Worcester' boiler.

FIRST FLOOR LANDING

Part galleried with access hatch to loft (part boarded with light), fitted carpet, door to airing cupboard housing hot water cylinder, further doors off.

BEDROOM ONE

Double bedroom with double glazed window to rear providing delightful garden aspect, radiator and fitted carpet.

BEDROOM TWO

Double bedroom with double glazed window to front, radiator, fitted carpet and half door to useful built in overstairs storage cupboard.

BATHROOM

Opaque double glazed window to side, interlocking tiled floor, localised wall tiling, heated towel rail and white suite comprising panelled bath with wall mounted shower unit and screen, low level wc and pedestal wash basin.

PARKING

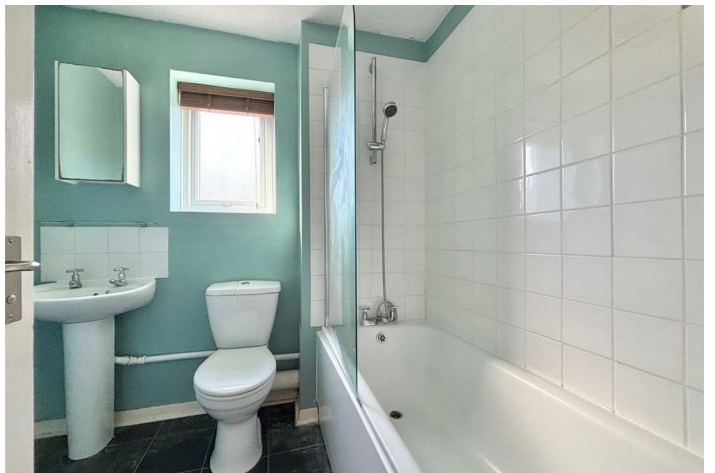
The property benefits from having 2 parking spaces, one is the private driveway immediately in front of the property and the other is one of a series of four allocated bays just round the corner in the cul-de-sac.

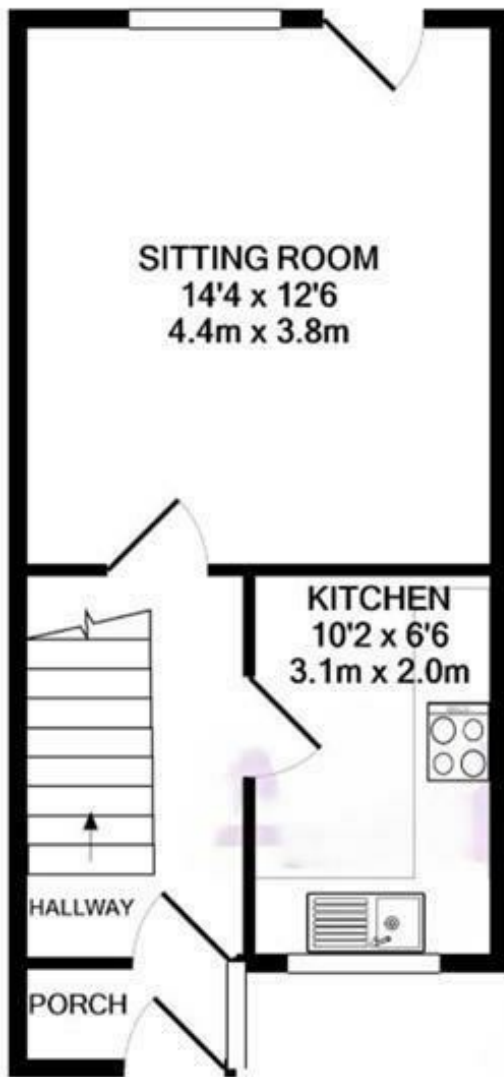
GARDENS

Set within a neatly fenced perimeter, the garden is mainly laid to lawn with side access gate, timber storage shed and a paved patio terrace that is ideal as an area for sitting out and entertaining.

ADDITIONAL INFORMATION







GROUND FLOOR
APPROX. FLOOR
AREA 322 SQ.FT.
(29.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 308 SQ.FT.
(28.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2020

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

