



Forming part of this ever popular cul-de-sac location, this three bedroom end of terrace home occupies a desirable central location within easy reach of all Sevenoaks amenities including Sevenoaks mainline rail station (1.2 miles) providing fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. The town centre with its wide array of all shopping, social and leisure facilities is within 0.9 miles walking distance, including the Stag Theatre and access to beautiful Knole Park.

Considered to be in good condition throughout, the property provides well planned and proportioned accommodation, currently comprising an entrance hallway, spacious open plan through sitting / dining room which provides direct access to the rear garden, modern fitted kitchen, three first floor bedrooms and the contemporary family bathroom. Additional benefits include an en-bloc garage located next to the property, with further residents / visitors parking available directly in front of the property and a private rear garden. AVAILABLE WITH NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate this property.

62 Kennedy Gardens

Sevenoaks, Kent, TN13 3UG Freehold



Guide Price £475,000

ENTRANCE HALL

Part glazed front entrance door, fitted carpet, space for coats / shoes and door providing access to the sitting / dining room.

SITTING / DINING ROOM

Spacious triple aspect reception room has double glazed windows to front and side as well as double glazed sliding patio doors to rear providing direct access to the garden. Three double radiators, fitted carpet, points for TV and telephone, stairs to first floor landing with useful understairs storage recess and cupboard. Door providing access through to the kitchen.

KITCHEN

Double glazed window to rear providing aspect over the rear garden, wood effect vinyl flooring, localised wall tiling, series of matching wall and base units set with roll top work surfaces incorporating one and a half bowl stainless steel sink unit and drainer, integrated double oven with four ring gas hob and overhead extractor, space and plumbing for other utilities.

FIRST FLOOR LANDING

Double glazed window to side, access hatch to loft, fitted carpet, door to airing cupboard providing additional storage space and doors off to all rooms.

BEDROOM ONE

Double bedroom has double glazed window to front with far reaching frontal aspect, radiator and fitted carpet.

BEDROOM TWO

Double bedroom has double glazed window to rear with aspect over the garden, radiator and fitted carpet.

BEDROOM THREE

Single bedroom has double glazed window to front with far reaching frontal aspect, radiator and fitted carpet.

FAMILY BATHROOM

Contemporary bathroom has opaque double glazed window to rear, heated towel rail, vinyl flooring, predominately tiled walls and white suite comprising panel bath with wall mounted shower unit and screen, concealed flush wc and wash hand basin with integrated storage unit beneath.

GARAGE & PARKING

Single garage en-bloc located next to the property - Left hand end garage with metal up and over door. Additional parking for residents and visitors readily available to the road in front of the property.

GARDEN

Set within a neatly fenced perimeter, the garden is mainly laid to lawn with a paved patio terrace which provides space for sitting out and entertaining and side access with gate to the front of the property.

ADDITIONAL INFORMATION

Property is Freehold

Council Tax Band D

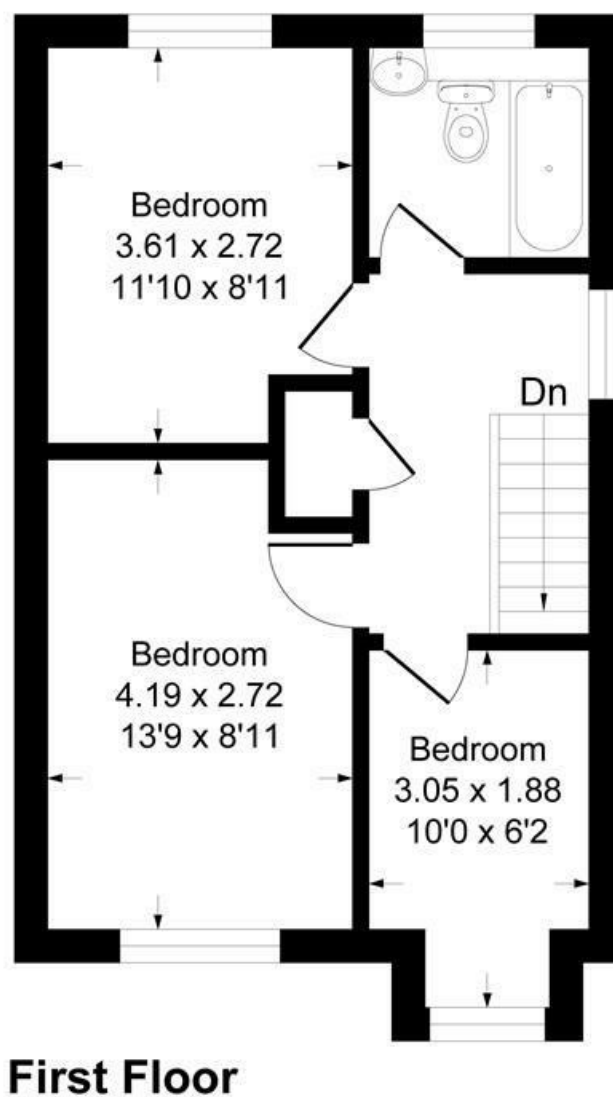
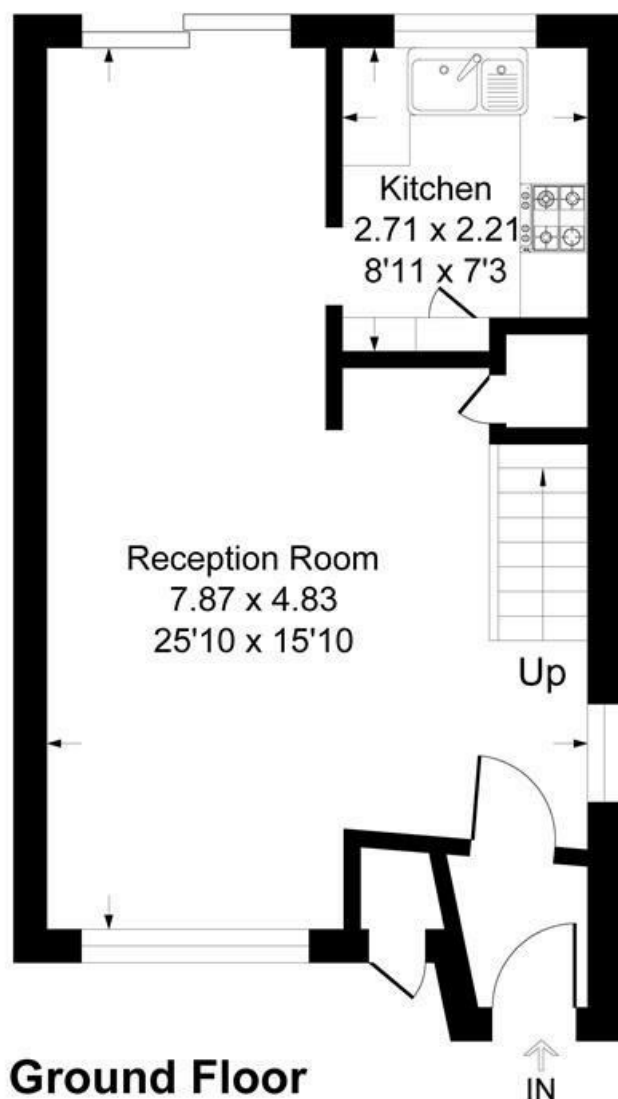




Kennedy Gardens, TN13

Approximate Gross Internal Area 77.5 sq m / 835 sq ft

Garden
12.92 x 6.38
42'5 x 20'11
(Approx)



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

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

