



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

**Sevenoaks
£2,300 PCM**

- Sought after location
- Period features
- Short walk to station
- Off street parking
- EPC rating D
- Council tax band

Deceptively spacious three bedroom semi-detached house set over three floors, in a popular residential road, conveniently situated for the station and schools. Character features. The accommodation comprises of an entrance hall, two reception rooms and a modern kitchen, appliances include an integrated gas hob, electric oven, fridge freezer, washing machine and slimline-dishwasher. Cloakroom. On the first floor are the master double bedroom with built in wardrobe, the second bedroom, and the family bathroom with bath with a separate shower cubicle. The third bedroom is on the second floor. Attractive rear garden with patio area, lawn and storage shed. Off-street parking on driveway. PLEASE NOTE: One pet at landlords discretion.

Available: 4th August, 2024 Unfurnished

EPC rating: D
 Council Tax Band: E
 Holding Deposit: £530.00 (1 weeks rent)
 Deposit payable: £2,653.00 (5 weeks rent)
 Initial term: 12 months minimum

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

