



CAVENDISH


LETTINGS, SALES & PROPERTY MANAGEMENT

**Sevenoaks
£1,695 PCM**

Newly refurbished semi-detached three bedroom house, set back from the road in a quiet and secluded position, close to a local schools, convenience store and pub and convenient for A21/A25/M25 road access. Features include double glazed windows throughout. Entrance hallway. Main reception room for lounge/dining. Fitted kitchen with tiled floor and appliances including electric cooker, fridge and washing machine. Utility cupboard. Newly fitted family bathroom with tiled floor, shower over the bath and bathroom cupboard. Separate WC. Master double bedroom with feature fireplace and built-in wardrobes offering plenty of hanging space. Second double bedroom and further single bedroom. Please see floorplan for room measurements. Private and secluded gardens to the front and rear of the property with lawn and patio. Shed with chest freezer. Driveway with parking for 2 vehicles. Please note: sorry, no pets.

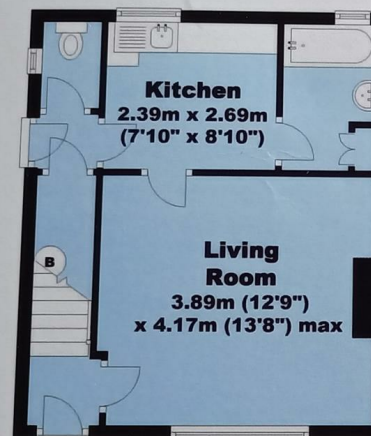
Available: NOW Unfurnished

EPC rating: D
 Council Tax Band: C
 Holding Deposit: £391.00 (1 weeks rent)
 Deposit payable: £1,955.00 (5 weeks rent)
 Initial term: 12 months minimum

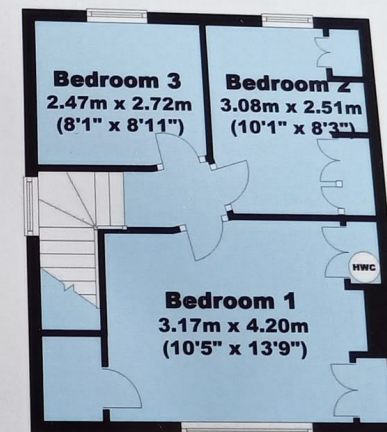
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
 Approx. 33.7 sq. metres (362.7 sq. feet)



First Floor
 Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 68.4 sq. metres (735.8 sq. feet)