



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

Victorian end of terrace cottage situated in a quiet & conveniently located cul-de-sac.

**Sevenoaks**  
**Offers In The Region Of £395,000**



- Victorian house
- Modern decor
- Garden
- 2 reception rooms
- CHAIN FREE

This characterful end of terrace Victorian cottage is situated in a quiet, no through road, off the main A25. It has a convenient location within walking distance of schools and Bat And Ball railway station. Sevenoaks town is a little further, but still walking distance, offering comprehensive shopping facilities, a leisure centre, and a good choice of pubs, restaurants and cafes.

- \* Sitting room
- \* Dining room with access to rear garden
- \* Fitted kitchen appliances include oven, hob & washing machine
- \* 3 Bedrooms

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>60</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

LOCAL AUTHORITY - Sevenoaks District Council - Tax band D

