



Deceptively spacious Victorian cottage situated in a sought after area close to town & Sevenoaks station

**£449,000**    **Freehold**



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT



## Hitchen Hatch Lane, Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Period features
- Desirable location
- Close to local schools
- Two bedrooms
- CHAIN FREE



Charming Victorian house with period features located in a desirable area within walking distance of Sevenoaks station and the high street.

### ACCOMMODATION

Entrance into spacious reception room with a feature fireplace. Galley style kitchen through to utility area with door to garden and bathroom with shower screen over bath, toilet and basin. Stairs to the first floor which benefits from a large landing area. Master double bedroom with feature fireplace and second single bedroom.

### OUTSIDE

Rear courtyard garden with shed and access to rear pathway round to the front of the property.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

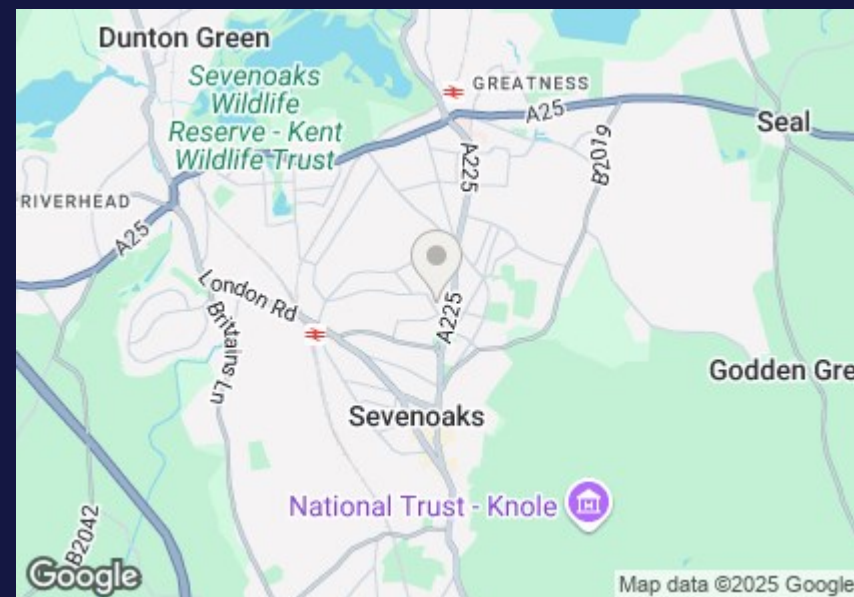
Heating: mains gas

Local authority: Sevenoaks District Council

Council Tax Band: D

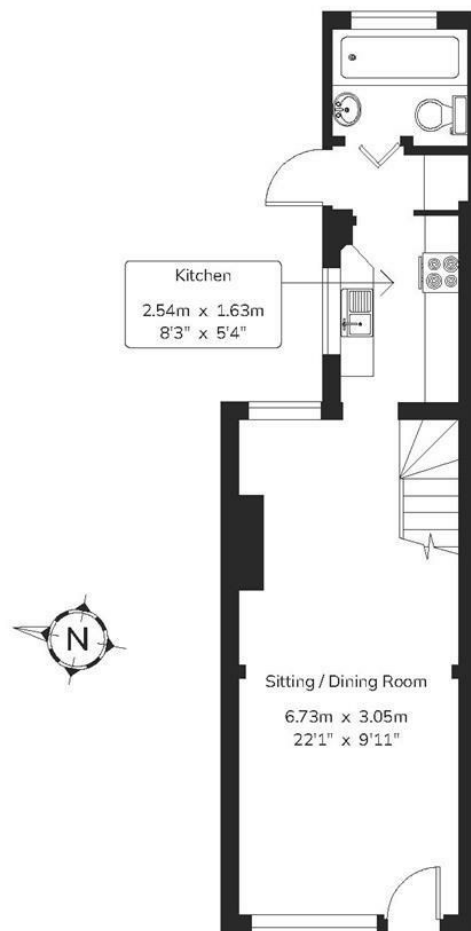






Turning into Hitchen Hatch from Dartford Road (A225), the property is located approximately 450ft from the main road on your right. There is free parking for up to 2 hours on the road, otherwise a permit is required.

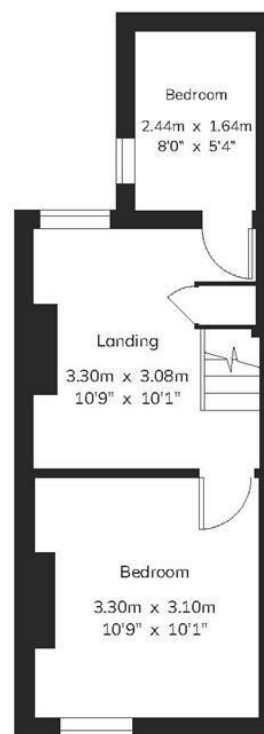




Ground Floor

## 36 Hitchen Hatch Lane

Gross Internal Area : 53.9 sq.m (580 sq.ft.)



First Floor




For Identification Purposes Only.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



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