



Charming Grade II listed townhouse situated in the town centre within a short walk of the station.

£325,000 **Freehold**



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

London Road, Sevenoaks



Bedrooms: 1



Bathrooms: 1



Receptions: 2

- Period town house
- Cottage garden
- Town centre location
- Qualifies for 4 parking permits
- Chain free



Charming Grade II listed period townhouse situated in the town centre within a short walk of Sevenoaks mainline station. In need of updating, this versatile accommodation is arranged over three floors.

ACCOMMODATION

Ground floor reception room with feature fireplace and built in storage. Kitchen with access to the garden and skylight windows. Shower room and WC in characterful alcove. On the first floor a double aspect sitting room with feature fireplace and bay window. Stairs to the second floor double bedroom with built-in storage cupboard and basin.

OUTSIDE

Rear upper level patio garden accessed via a wrought iron Victorian ladder. The property qualifies for up to 4 permits for on street parking via Sevenoaks council.

UTILITIES/KEY INFORMATION

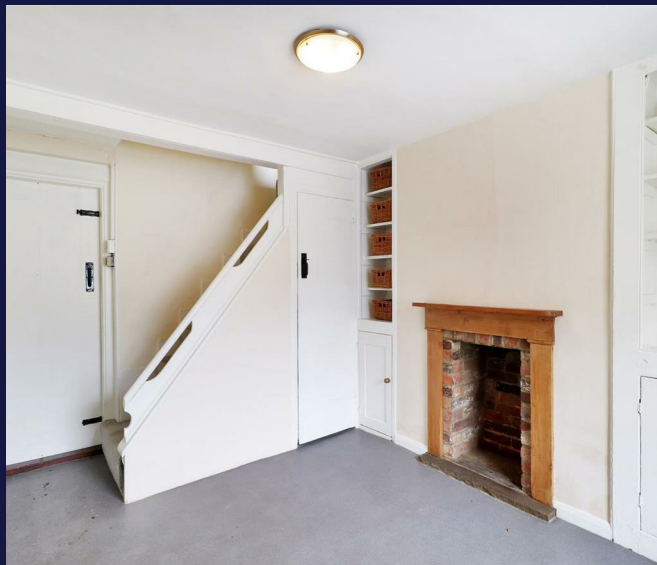
Mains gas/electricity/water/sewerage

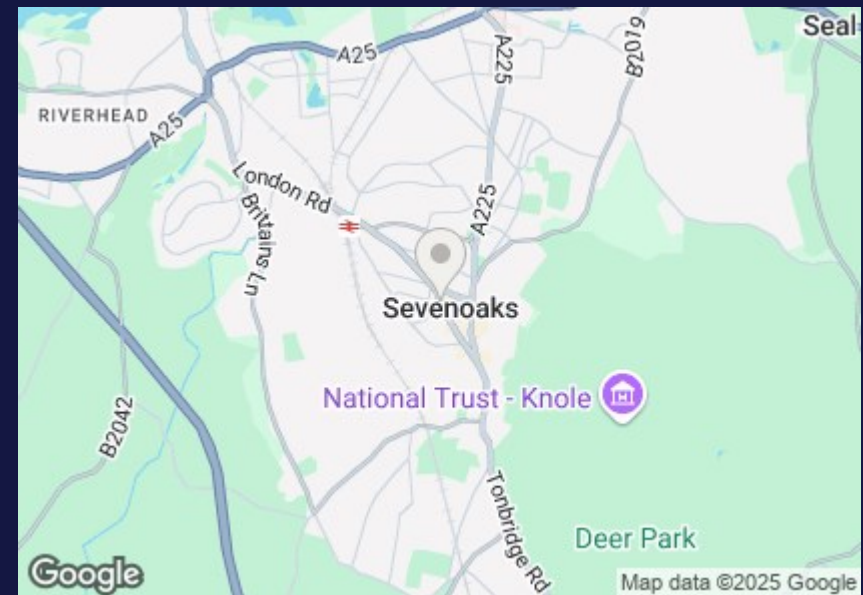
Heating: mains gas

Local authority: Sevenoaks District Council

Council Tax Band: C

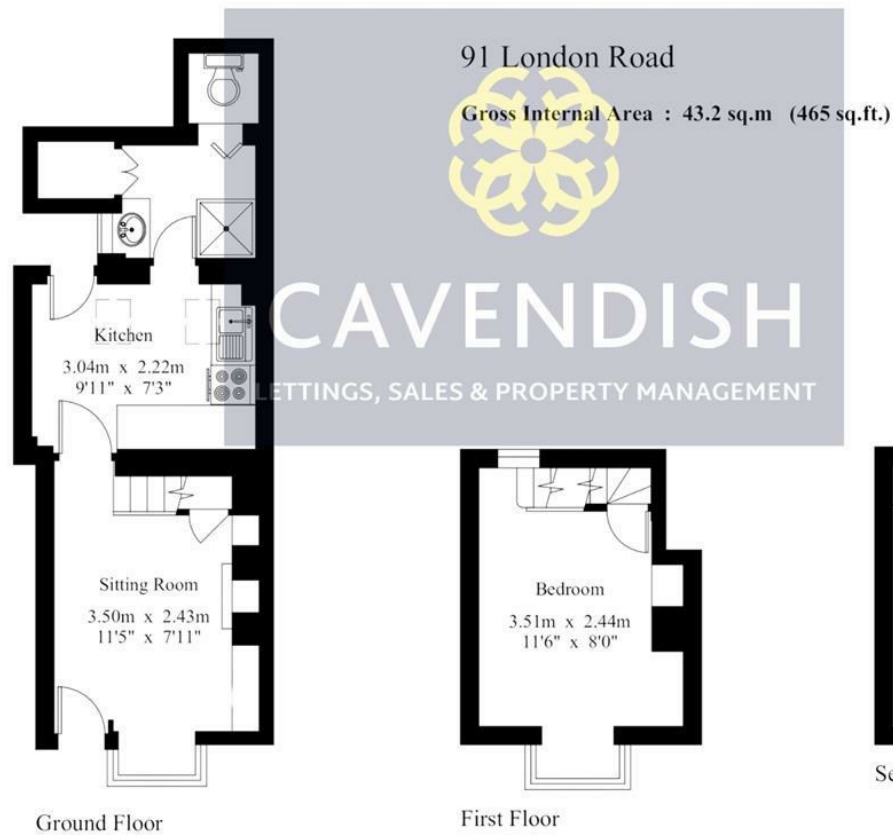
Grade II listed





The house is located on London Road approximately 50yds down the hill from Marks & Spencer car park. There is permit parking along the road (or pay at machine for 2 hours stay).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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