



This attractive Victorian semi detached property is situated in Sevenoaks town centre offering convenience for shops, schools, restaurants and cafes. Sevenoaks bus station is opposite, and the station is approximately a 15 minute walk away.

£475,000 Freehold



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Buckhurst Avenue, Sevenoaks



Bedrooms: 2



Bathrooms: 2



Receptions: 2

- Town Centre Location
- Double Glazed
- Gas Central Heating
- Pretty Rear Garden



Victorian semi detached house in a central location, close to shops, schools and public transport.

ACCOMMODATION

Open porch and front door leading in to hallway. Doors to front reception room with parquet flooring, working fireplace, bay window with plantation shutters. Second reception/dining room with parquet flooring and fireplace, window overlooking the patio and garden. The kitchen leads from the dining area and has a tiled floor, wall and floor units, door to shower room and back door leading out on to the patio. Stairs to first floor landing with doors to the master bedroom with storage cupboard, window to front with plantation shutters, fireplace, then the second bedroom with storage cupboard, window to rear with plantation shutters. There is a large bathroom at the rear with heated towel rail, fireplace, bath, toilet, basin and storage.

OUTSIDE

There is a pretty rear garden with patio and a small front garden. On street parking with parking permit. You can also park without charge every evening from 6:30pm to 8:30am and all day Sunday.

UTILITIES & KEY INFORMATION

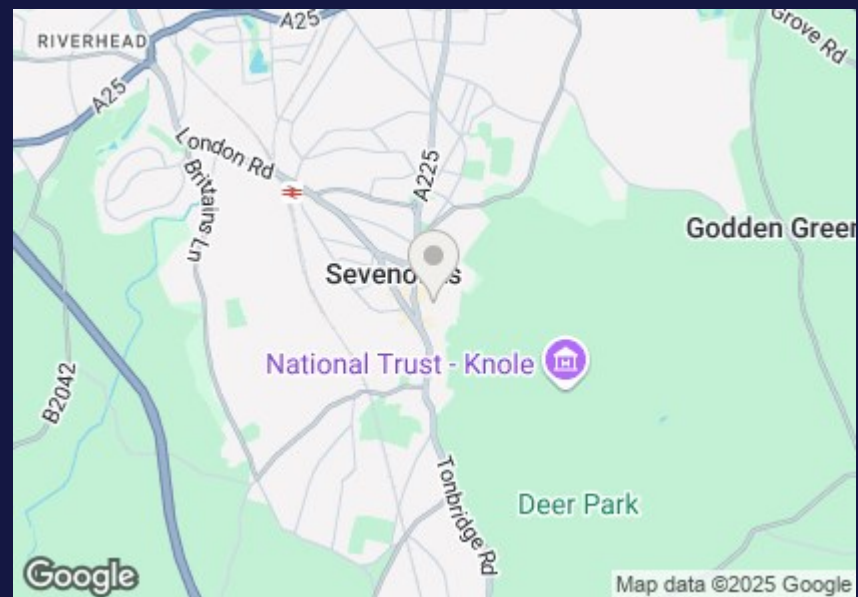
Mains gas/electricity/water/sewerage

Heating: mains gas

Local authority: Sevenoaks District Council

Council Tax Band: D

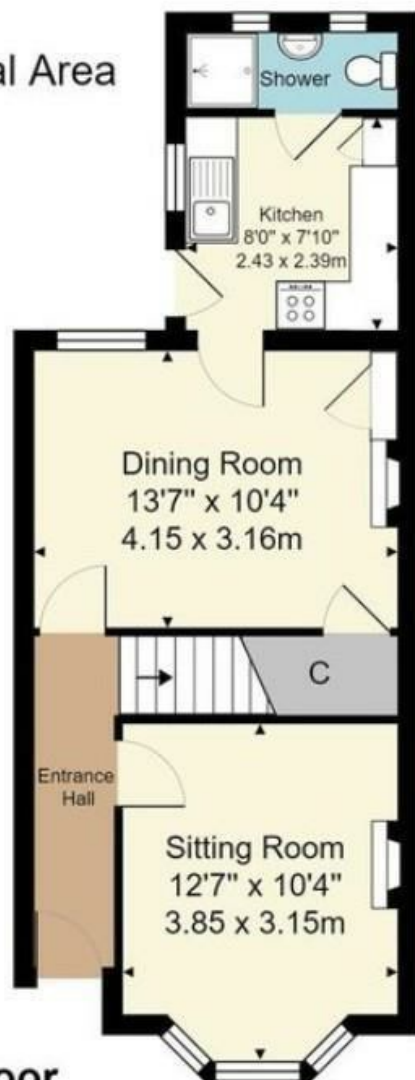




Opposite the bus station in central Sevenoaks, the property is located on the left hand side going up Buckhurst Avenue towards Waitrose car park.



Approx. Gross Internal Area
873 ft² ... 81.1 m²



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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2 - 3 The Shambles

Sevenoaks

Kent

TN13 1LJ

01732 464498

mail@cavendish.pro

www.cavendish.pro

Every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.