



A very well presented home centrally located in Sevenoaks with easy access to the town centre, schools and transport networks, including Sevenoaks station.

£650,000 **Freehold**



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

Valley Drive, Sevenoaks



Bedrooms: 3



Bathrooms: 1



Receptions: 1

- Central location
- Well presented
- Off street parking
- Double glazed throughout
- Gas central heating



A very well presented town house in the heart of Sevenoaks, situated in a peaceful residential cul-de-sac. Walking distance to Sevenoaks station, high street and schools. Sevenoaks town offers an array of shops, restaurants and cafes, theatre and cinema, leisure centre with pool and gym. M25 can be reached nearby at Chevening junction 5.

Accommodation:

Half glazed front door in to porch, glazed door to entrance hall with wooden floor, doors to garage and reception room/occasional bedroom with wooden floor, built in storage cupboard, window to rear, glazed door to utility area with half glazed door to rear garden, extra door to garage. Stairs to first floor landing: Toilet with low level WC, vanity unit with built in hand basin and mixer tap, tiled floor, part tiled walls, frosted window to rear. Good sized lounge with parquet flooring, window to front and glazed door to balcony facing west. Glazed door from landing to eat in Kitchen with fixed table (and chairs if required), cream wall and base units with granite counter tops and splash backs, tiled floor, serving hatch, window to rear facing east, built in electric oven and induction hob, microwave, fridge freezer, single acrylic sink with drainer. The lounge and kitchen could be knocked in to one to give more open plan living if desired. Stairs from lounge to top floor: family bathroom comprising panelled bath with shower over, wall mounted wash/hand basin, low level WC, tiled floor, part tiled walls, obscure window to rear, heated towel rail. Master bedroom with dressing room (could be reinstated as a bedroom), window to front. Bedroom 2 with built in cupboards, window to rear. Landing with loft hatch.

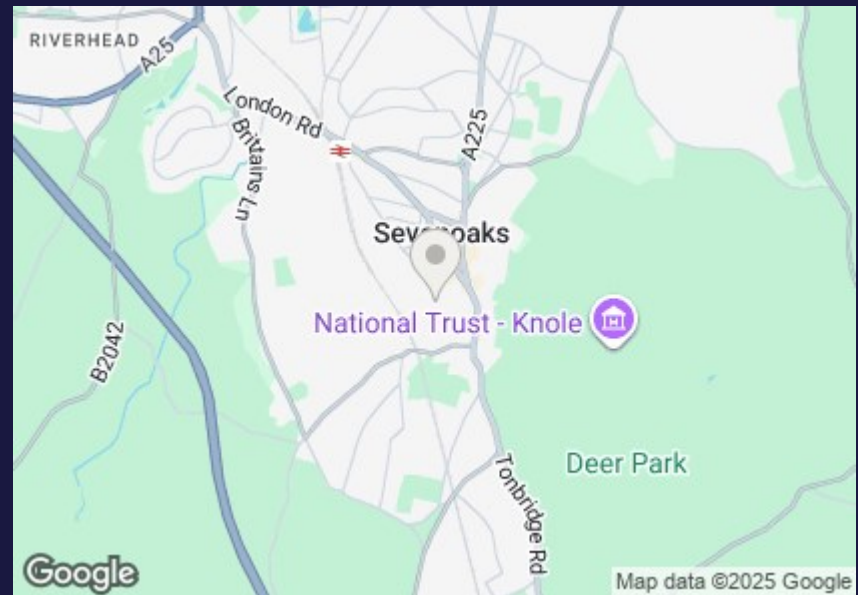
Outside:

Off street parking for 2 cars. Rear garden offers patio for entertaining, steps to lawn area and beds with mature shrubs, outside tap.

Utilities:

Mains water/gas/sewerage/drainage
Local authority Sevenoaks District Council
Council Tax Band E
Central warm air heating



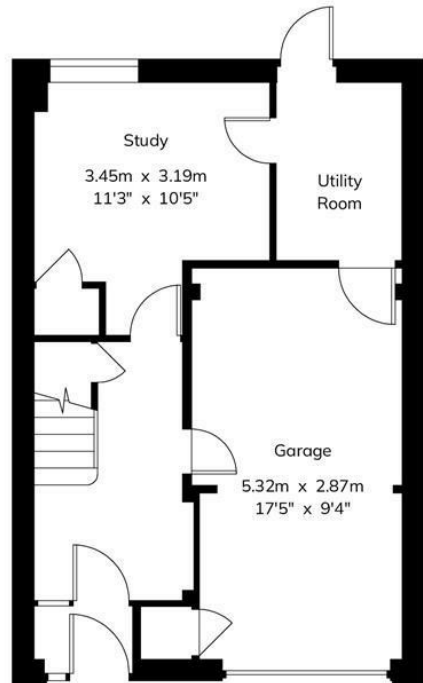


From the centre of town head down South Park passed the post office and Valley drive is the second turning on the left. Proceed down the hill and turn left at the bottom. The cul-de-sac is just off to the left and Number 12 is located at the end.

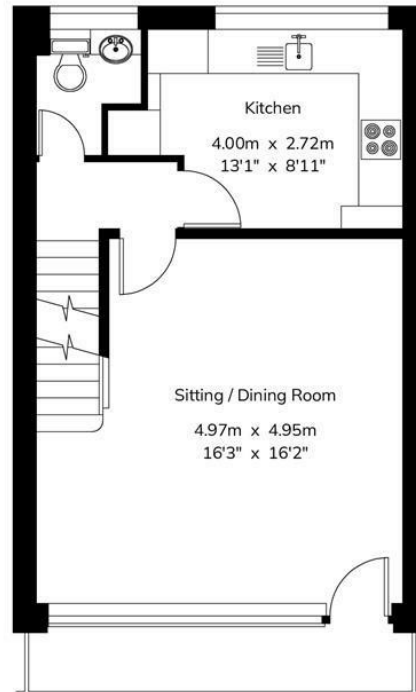


12 Valley Drive

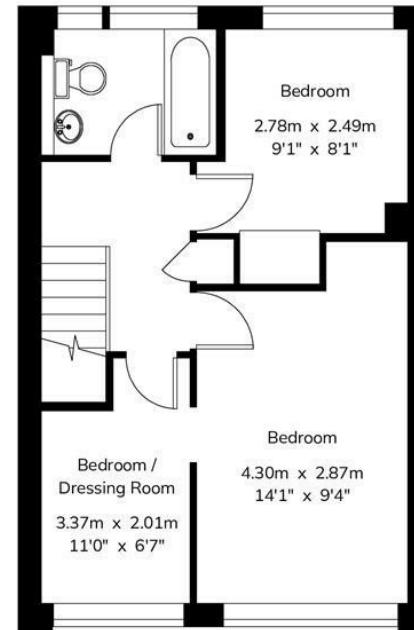
Gross Internal Area : 117.9 sq.m (1,269 sq.ft.)



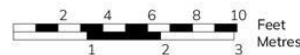
Ground Floor



First Floor



Second Floor



For Identification Purposes Only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	81
(81-91) B		
(69-80) C		
(55-68) D		
(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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