



Deceptively spacious mid terrace house offering flexible accommodation over 4 floors situated in a good location for schools, shops, leisure facilities and transport networks.

£435,000 **Freehold**



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

Seal Road, Sevenoaks



Bedrooms: 4



Bathrooms: 1



Receptions: 2

- Scope for improvement
- Convenient location for Bat & Ball Station
- Off street parking
- NO CHAIN
- Sunny garden
- Far reaching views



Deceptively spacious mid terrace property in a convenient location arranged over four floors. Well placed for primary & secondary schools, Bat & Ball station and local amenities, all within walking distance. The property has lots to scope to improve/extend. Sevenoaks mainline station & Sevenoaks town are also walkable, or just a short drive away.

Accommodation:

Enclosed porch with front door leading into entrance hall. Sitting room with working fireplace. Fitted kitchen with space for dining, feature fireplace and integrated oven and hob. Enclosed rear porch with stairs to the lower ground floor and out to the garden. WC and games room/additional bedroom with plumbing for washing machine, second staircase back up to the ground floor. The first floor comprises two double bedrooms, both with feature fireplaces and storage, family bathroom with shower over the bath & heated towel rail. Stairs from landing to the master bedroom, which has Velux windows offering far reaching views.

Outside:

Good sized rear garden with lawn and patio areas. Workshop/storage shed. Private driveway for one car.

UTILITIES & KEY INFORMATION

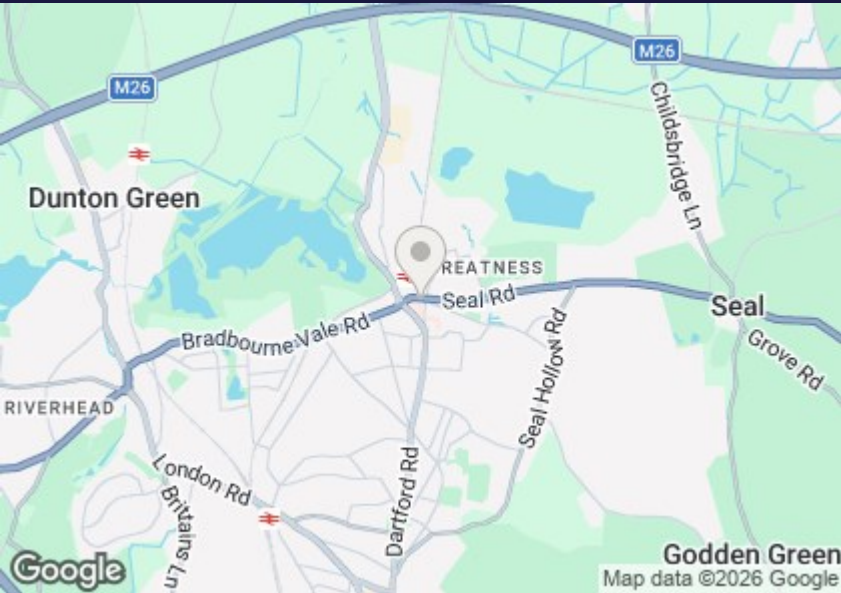
Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Sevenoaks District Council

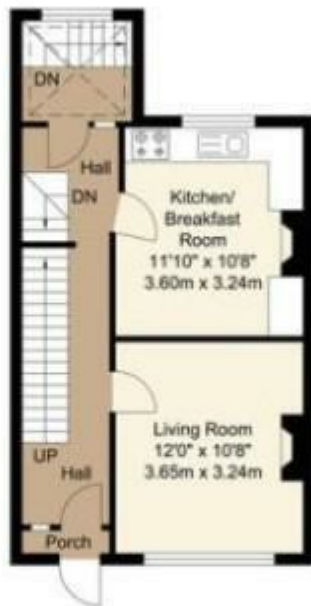
Council Tax Band: C



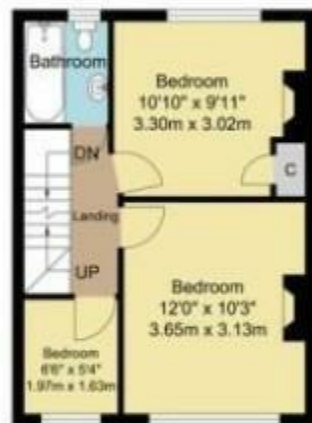




Basement
Approximate Floor Area
277.06 SQ.FT.
(25.74 SQ.M.)



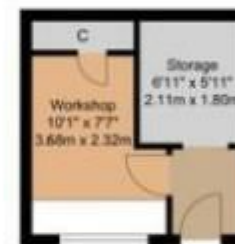
Ground Floor
Approximate Floor Area
421.29 SQ.FT.
(39.14 SQ.M.)



First Floor
Approximate Floor Area
353.37 SQ.FT.
(32.83 SQ.M.)



Second Floor
Approximate Floor Area
258.33 SQ.FT.
(24.00 SQ.M.)



Outbuilding
Approximate Floor Area
144.88 SQ.FT.
(13.46 SQ.M.)

TOTAL APPROX FLOOR AREA 1454.95 SQ.FT. (135.17 SQ. M.)
For Identification Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
		78
	53	



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