



97 Hillingdon Avenue, Sevenoaks, TN13 3QT.

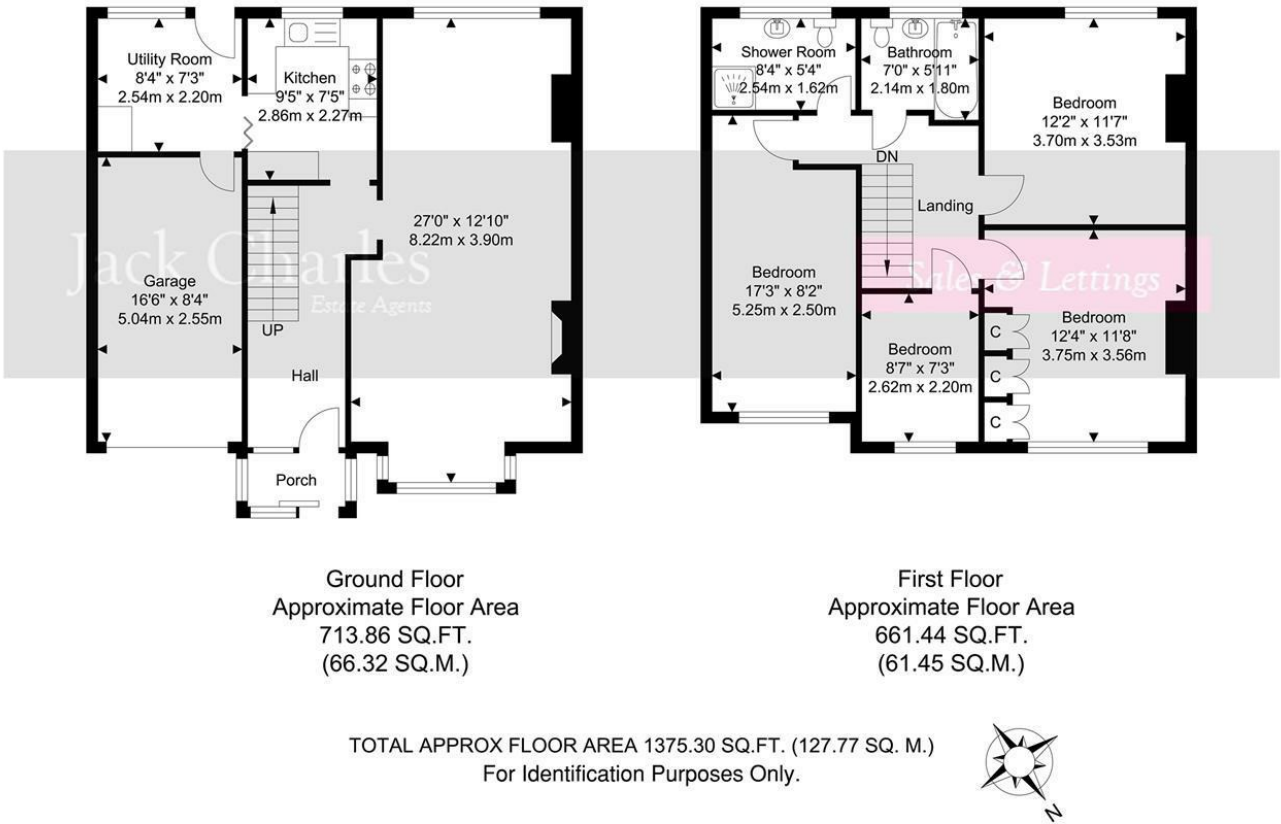
Guide Price £650,000

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Sales & Lettings

- Four Bedrooms
 - Kitchen
 - Driveway
- Two Bathrooms
 - Utility Room
 - Garage
- Living / Dining Room
 - Generous Garden
 - Close to Town Centre and ML Station

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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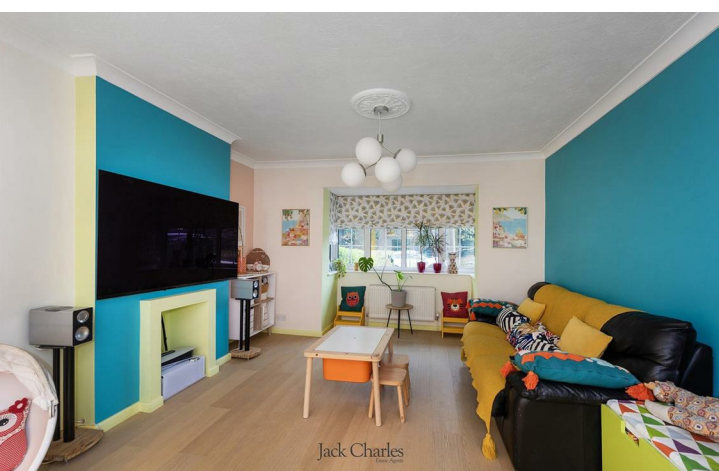
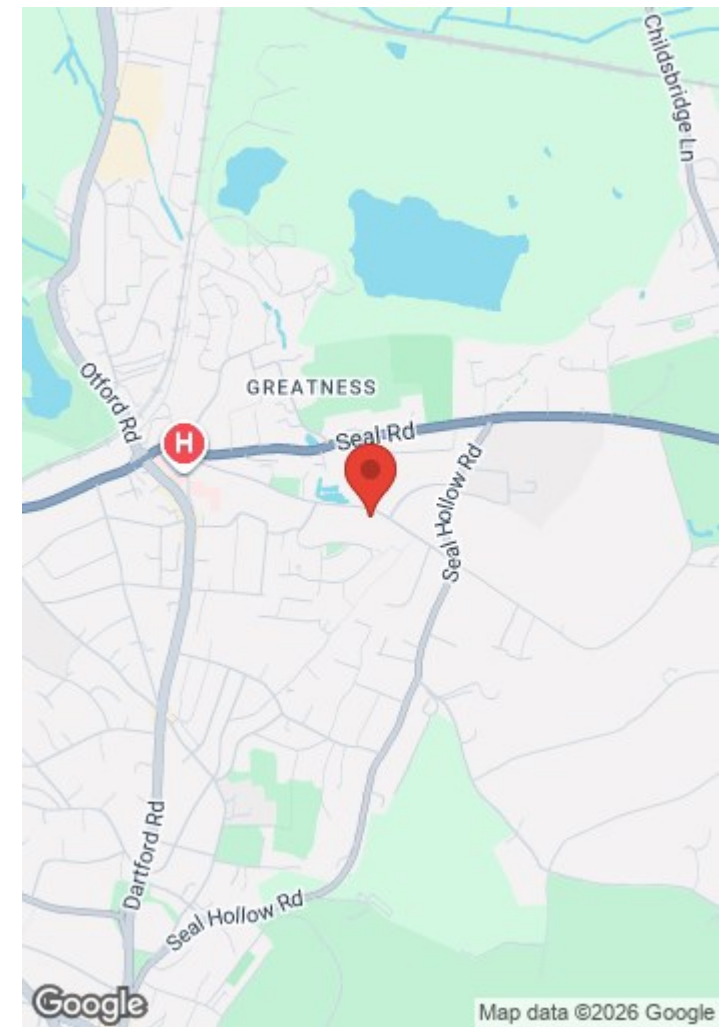
Sevenoaks

This property is ideally located within easy reach of the historic Vine, Knole Park and the High Street and just over a mile from the mainline station. Sevenoaks is now considered to be one of the most sought-after locations to live in the UK with a charming town centre offering a variety of restaurants, services and shops including many independent boutiques and both Marks & Spencer and Waitrose stores.

The Stag Community Arts Centre offers a rich and varied calendar. Knole is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. There are excellent leisure and sporting facilities in and around the area. The nearby Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs and golf clubs.

There are excellent links for the commuter. London is accessible by rail from under 30 minutes with regular services to London Bridge/Waterloo East/Charing Cross as well as Cannon Street and Blackfriars. There is also access to the national motorway network via the M25 at Junction 5.

There is an excellent selection of private and state schooling in the area including several outstanding primary schools, notably Lady Boswell's less than half a mile away. The range includes: Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy and The Trinity School in Sevenoaks and Skinners' School, Tunbridge Wells. The Independent Schools include : Walthamstow Hall, Solefields, Sevenoaks Prep, Granville, New Beacon, St Michael's, Russell House, Sevenoaks School and Radnor House.





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