



**\*\*OPEN TO OFFERS\*\***

This two bedroom terraced property is available in February. The property comprises of two reception rooms and a spacious kitchen on the ground floor, along with two good sized bedrooms and the family bathroom on the first floor.

**36 London Road**

Riverhead, Kent, TN13 2DE

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£1,750 PCM

### Property Description

This brilliantly located two bedroom terraced property comes unfurnished throughout, with the exception of white goods, including a fridge freezer and washing machine. The ground floor of the property has two reception rooms with one situated at the front of the property with a bay window and the second situated behind it with an outlook over the garden space. The ground floor is finished with a good sized kitchen, which also has the rear door for access to the garden. The garden area is laid with paving throughout, and offers a brilliant space to relax and host. On the first floor you have two bedrooms, which are both well sized.

### Location

Riverhead is a village just on the outskirts of central Sevenoaks town. Known for its blend of historical charm and modern convenience. It offers a variety of local amenities, good transport links, and nearby natural attractions. With Sevenoaks town centre and train station being only one mile away it provides excellent transport links and location for all needs.

### Viewings

Viewings are strictly by appointment with Kings only.

### Directions

From Sevenoaks Station take a sharp left hand turn out of the station and follow London Road/A224 until you reach the roundabout. At the roundabout take the second exit onto London Road/A25. Carry on along London Road until the next roundabout, at which you take the first exit to stay on London Road. The property will then be on the right hand side in approximately two hundred metres.

### Additional Information

Rent excludes the tenancy deposit and any other permitted payments. A Holding Deposit of £403.84, based on the advertised rent, is required to reserve this property. Deposit payable is £2,019

The property is provided by mains gas, electric, water and drainage.

EPC Rating : D

Council Tax Band : C



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

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