



Well presented character cottage with two double bedrooms, located under a mile from Sevenoaks High Street and mainline station.

£460,000 **Freehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Popular location
- Well presented
- Walking distance of station
- Character features
- EPC rating D
- Council tax band C

Well presented mid terrace character cottage arranged over three floors located in a sought after residential road within walking distance of Sevenoaks town centre and mainline station.

The accommodation comprises of an open plan reception room with wood flooring, built in storage and fireplace leading to the modern kitchen with character beams, fitted units, a butler sink, hob and oven. Built in storage under the stairs.

Stairs to first floor, double bedroom with feature fireplace and built in storage. Bathroom with roll top bath and separate shower cubicle.

Stairs to second double bedroom with skylight window and built in storage.

Garden with lawn and patio area. Street parking, permit not required.

UTILITIES & KEY INFORMATION

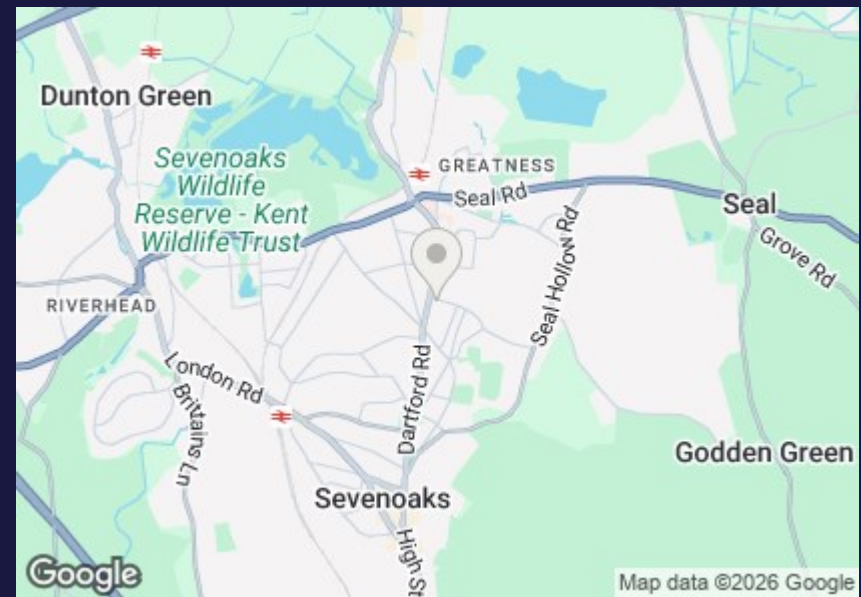
Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Sevenoaks District Council

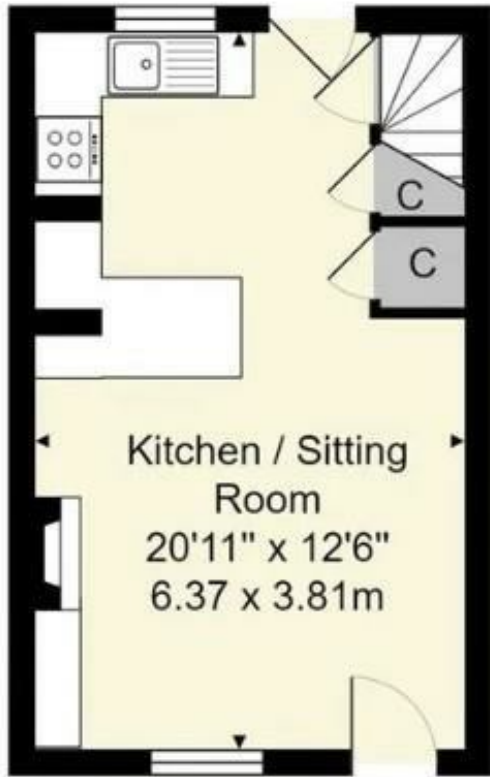
Council Tax Band: C





Coming from Sevenoaks High Street, follow the road straight onto Dartford Road and then St Johns Hill. Turn Right into Quakers Hall Lane and the property is located immediately on the right hand side. Street parking is available with no restrictions.





Ground Floor




First Floor



Second Floor

Approx. Gross Internal Area 681 ft² ... 63.2 m²

Effort 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. The 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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