Ibbett Mosely

2 Hospital Road, Sevenoaks, TN13 3PH

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This chain-free property with vacant possession represents a fantastic opportunity to acquire a spacious, extended family home in a prime yet practical location.

- Spacious four double bedrooms
- Extended layout including bright conservatory opening from lounge
- Welcoming entrance hallway with wooden flooring and under-stair storage
- Close to Bat & Ball station, shops, hospital, and town centre
- Main bedroom with en-suite shower room
- Modern fitted kitchen with gas hob, double oven, breakfast bar, and rear access
- Downstairs cloakroom/WC for added convenience
- Driveway parking for several cars
- Secluded rear garden with paved patios, artificial lawn, shed, and greenhouse
- Family bathroom with bath and shower over

Spacious four-bedroom extended semi-detached family home with vacant possession – ideal for growing families in a convenient Sevenoaks location. This extended property offers generous living space, reception rooms, a bright conservatory, and a secluded rear garden, all within easy reach of Bat & Ball station, local shops, hospital, and the town centre.

ACCOMMODATION

Enter through a welcoming front door into a bright hallway featuring wooden flooring, under-stair storage cupboard, stairs to the first floor, and a replacement double-glazed porch door. The ground floor provides versatile accommodation including a handy study to the front with double-glazed window, radiator, and fireplace surround/plinth — perfect for home working. Adjacent is a generous dining room to the front, ideal for family meals, with double-glazed window and radiator.

The light-filled lounge boasts sliding double-glazed patio doors opening directly to the conservatory, creating a seamless flow for relaxation and entertaining, plus a radiator for year-round comfort. The bright conservatory extension features double-glazed windows, brick plinth surround, radiator, and a useful side door to the garden.

The kitchen is fitted with white base and wall units, tiled surround, ample work surfaces, four-ring gas hob, built-in double oven, breakfast bar, space for dishwasher, double-glazed window to the rear, and door to outside. An adjacent utility/larder cupboard offers plumbing for washer/dishwasher, space for fridge-freezer, wall cupboard, tiled floor, and shelving. Completing the ground floor is a convenient separate WC/cloakroom with WC, basin, radiator, tiled floor, and rear window.

On the first floor, the landing provides loft access and leads to a modern family bathroom with white suite including panel bath with shower over, WC, basin, base cupboard, half-tiling, radiator, and rear window. There are three generous double bedrooms — two to the front with radiators and shelving, and one to the rear with built-in double wardrobe and linen cupboard. The master bedroom

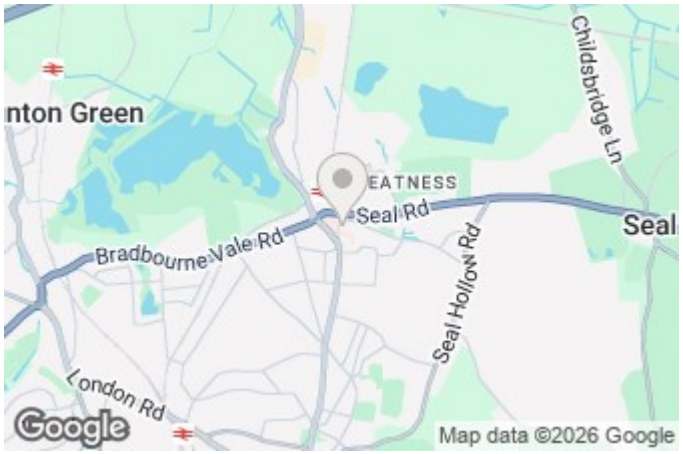
to the front benefits from a high-level side window, plus a private en-suite shower room featuring shower cubicle, wide basin, base cupboard, WC, half-tiling, and built-in cupboard.
Outside, the property enjoys a driveway providing parking for several cars, bordered by a brick wall. The secluded rear garden is a particular highlight, with a paved patio, low-maintenance artificial lawn, mature shrubs, and a further patio area complete with shed and greenhouse — ideal for outdoor living, play, or gardening.

LOCATION

This home is superbly positioned for family life, just a short walk from Bat & Ball railway station with change at Sevenoaks (offering direct services to London Bridge in around 30–35 minutes and frequent connections via Thameslink/Southeastern). The historic Sevenoaks town centre is approximately 1–2 miles away (quick drive or train hop), providing a wide range of shops, restaurants, cafes, and leisure facilities including Knole Park. Local amenities are close by, with shops, the hospital, and everyday conveniences within easy reach. 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.
Excellent schooling options nearby include highly regarded primaries such as Lady Boswell's CE Primary and St Thomas' Catholic Primary, alongside secondaries like Knole Academy and Trinity School (with good transport links). The area benefits from proximity to the M25 for commuting, making this an ideal spot for families seeking space, convenience, and connectivity in Sevenoaks.

AGENTS NOTE

Plot Size 0.08 acres
Local Authority Sevenoaks
Conservation Area No
Council Tax Band Band E
Council Tax Estimate £2,957
Flood Risk
Rivers & Seas
Very low
Surface Water
Very low
We are advised the drains to the rear are shared with neighbours



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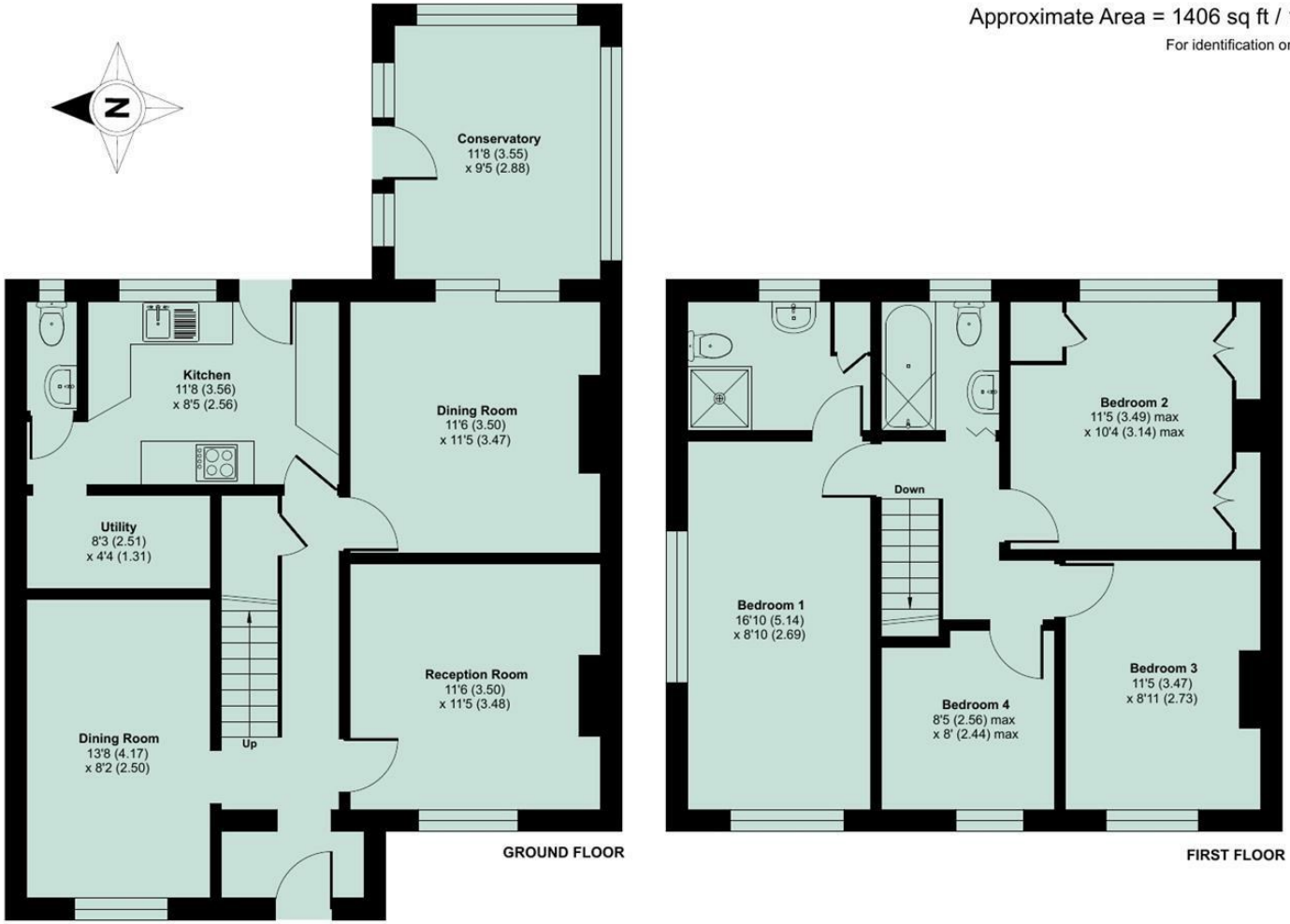
Approximate Area = 1406 sq ft / 130.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Ibbett Mosely. REF: 1417690

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Sevenoaks 01732 452246

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EPC Rating-

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