



Modern 2 bedroom home conveniently located within easy reach of M25 and Sevenoaks Main Line Station with stunning views of surrounding countryside.

£425,000 **Freehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

Larkfield Road, Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Stunning countryside views
- 1.6 miles - Sevenoaks MLS
- 2 miles - Sevenoaks Town
- Easy access to M25 and A21
- Conservatory
- Driveway

Modern and well presented end of terrace house with stunning outlook over surrounding countryside yet conveniently located for easy access to M25 and A21 and 1.6 miles to Sevenoaks Main Line Station. The property is located on the edge of Bessels Green and within easy reach of Riverhead providing local shopping and outstanding sought after primary schools.

ACCOMMODATION

Ground Floor: Entrance hall, fitted kitchen with double oven, hob and extractor, fridge/freezer, washer dryer and gas boiler, sitting room, door to understairs cupboard, sliding door to conservatory with double doors opening to garden.

First Floor: Master bedroom with built in cupboard containing water tank and free standing mirrored wardrobe, bedroom 2 with built in wardrobes, bathroom with suite comprising panelled bath with shower over, vanity washbasin and WC.

OUTSIDE

Enclosed rear garden with side access to front, shed, driveway with parking area for several cars, outdoor storage cupboard housing meters.

UTILITIES & KEY INFORMATION

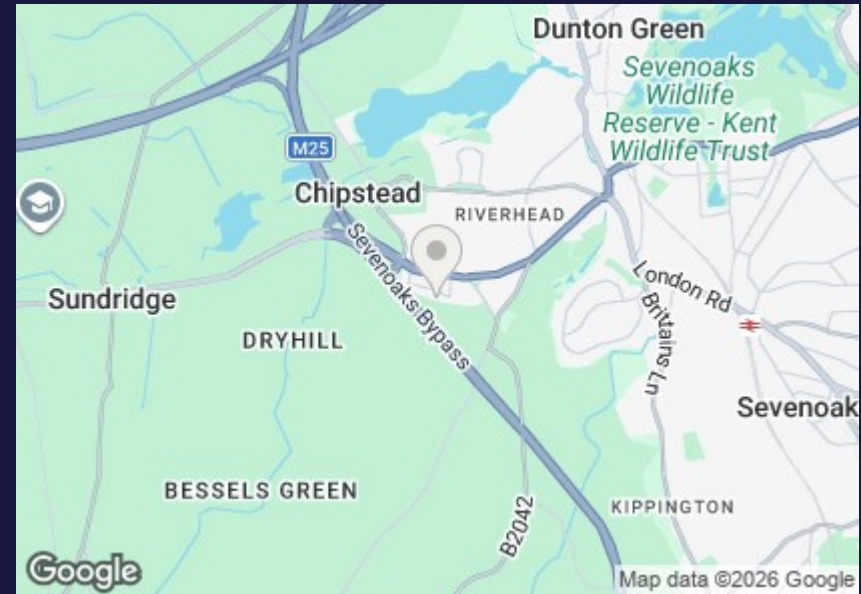
Mains gas/electricity/water/sewage

Heating: mains gas

Local Authority: Sevenoaks District Council

Council Tax Band: D





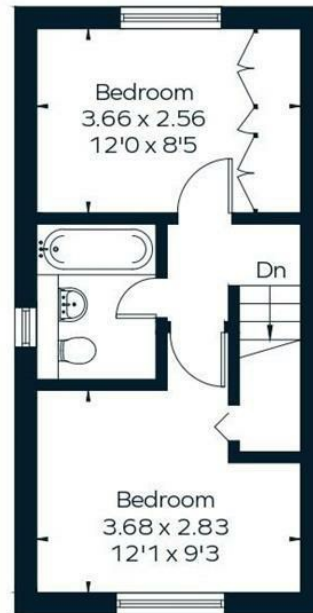
Coming along the A25 Westbound, turn left into Bessels Way, follow the road along and turn right into Larkfield Road. The property is located on the left hand side.




Approximate Floor Area = 68.3 sqm / 735 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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