



PRICE GUIDE

£700,000

Clarks Lane

Sevenoaks, TN14 7DG

PROPERTY SUMMARY

GUIDE PRICE £700,000 - £750,000

A skilfully extended and refurbished four-bedroom, two-bathroom family home with an additional annexe, ideal for an elderly relative.

This exceptional property has been tastefully modernised to an exacting standard and offers in excess of 1,900 sq ft of well-proportioned accommodation. The ground floor features two generous reception rooms with bi-fold doors opening onto a beautifully landscaped garden, together with a utility room and a study.

The versatile annexe provides excellent additional living space, making it ideal for multi-generational living or accommodating an elderly relative. Further benefits include off-street parking, and the property is offered to the market chain free.

Situated in a picturesque Kent village, the property enjoys a convenient location just a short drive from the thriving towns of Orpington, Bromley and Sevenoaks. Excellent transport connections are nearby, including Junction 4 of the M25 and a selection of railway stations offering fast and frequent services into London. Local shops and a range of highly regarded schools are also within easy reach.

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

EPC RATING: COUNCIL TAX BAND: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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