



Well presented 3 bedroom semi detached house situated in a desirable location within a short walk of Sevenoaks mainline station and local schools. Modern decor throughout. CHAIN FREE

**£735,000**    **Freehold**



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## Bosville Road, Sevenoaks



Bedrooms: 3



Bathrooms: 2



Receptions: 2

- REDUCED FOR A QUICK SALE
- Desirable location
- Modern decor
- Off street parking for 2 cars
- CHAIN FREE



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The accommodation comprises a hallway leading to the study/family room & sitting room. Smart open plan kitchen with breakfast bar and stools. Dining and family area with double doors to the garden. Appliances include a fridge freezer, wine cooler, two ovens, ceramic hob, dishwasher and washer dryer. Cloakroom.

On the first floor there is the principle bedroom with en suite shower room, second double and one single bedroom. Family bathroom with separate shower cubicle.

OUTSIDE: Sunny garden with patio area & shed. Parking on the drive for 2 cars.

EPC rating: C

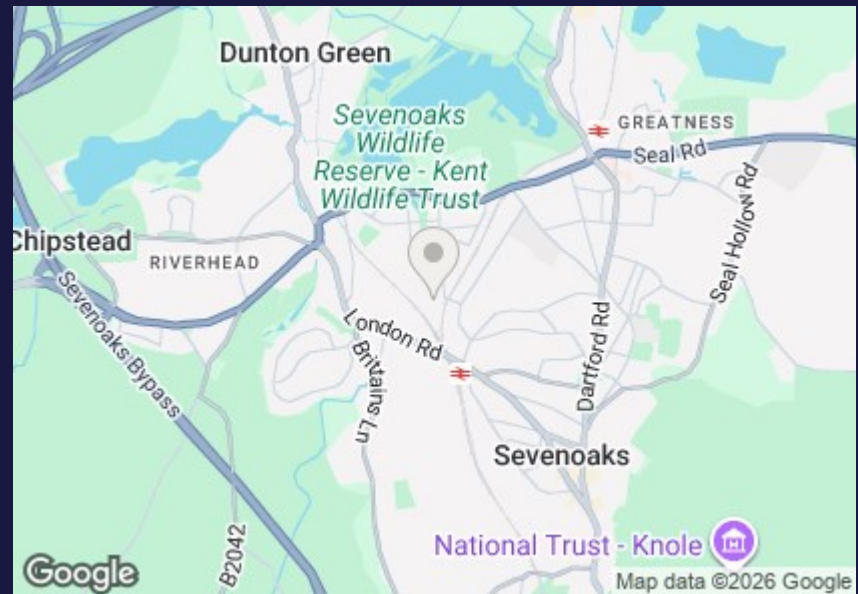
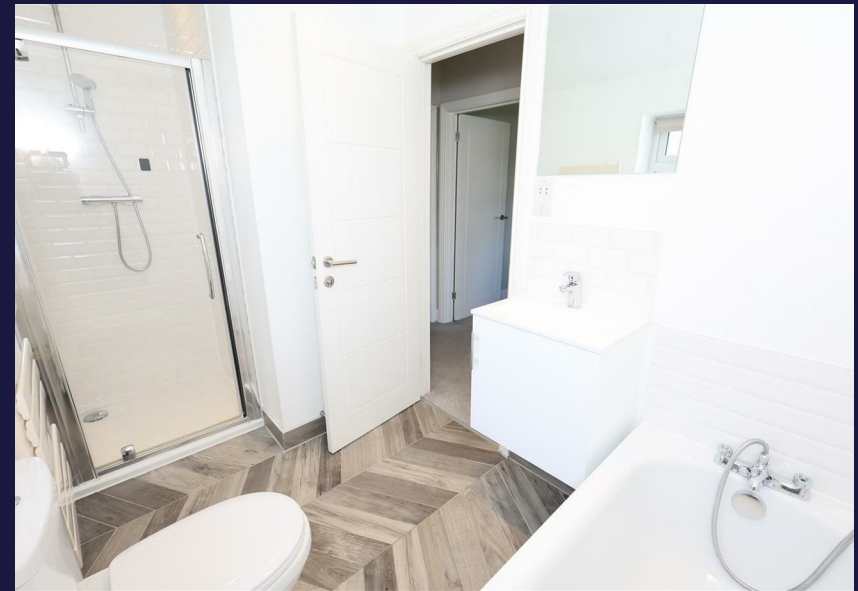
Council Tax Band: D

Heating: Mains gas

Mains gas/electric/water & sewerage

Local Authority: Sevenoaks District Council

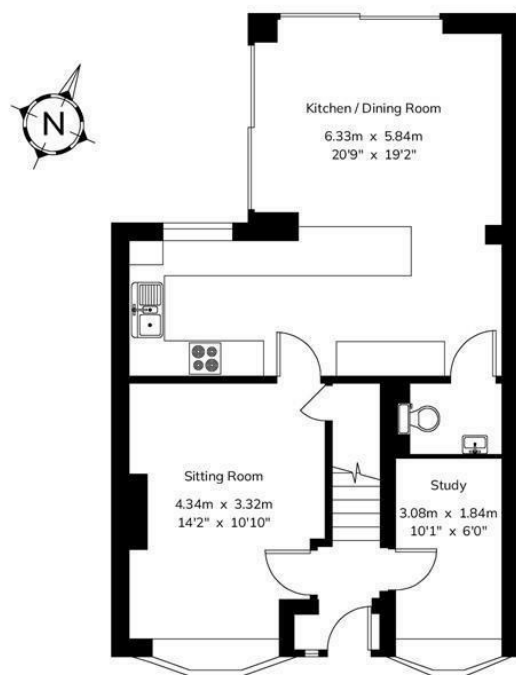




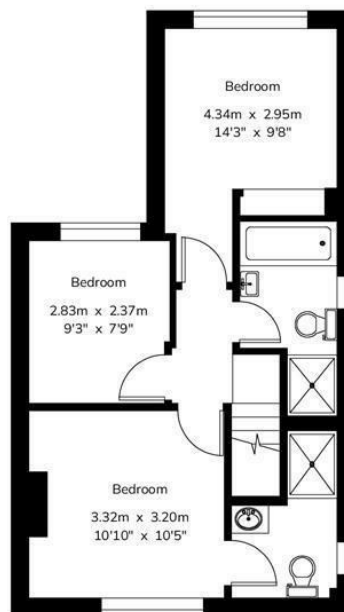
From Sevenoaks station take a right hand turn into Hitchen Hatch Lane then a left hand turn into Bradbourne Park Road. First right into Bosville Road under the railway bridge and take the left hand turn to continue into Bosville Road and the property is halfway up on the right hand side,



Gross Internal Area : 101.0 sq.m (1087 sq.ft.)



Ground Floor



First Floor



#### Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                   |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            |           |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
|                                             | <b>70</b> |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



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