

4 Beech Road, Sevenoaks, Kent TN13 1YG
Guide Price: £410,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS





*Character Mid-Terrace Cottage *Central Sevenoaks Location
*Close to Town Centre & Main Line Station *Two Double Bedrooms
*Sitting Room *Separate Dining Room *Kitchen *First Floor Bathroom
*Paved Rear Garden *Potential to Extend Subject to Planning
*Residents On-Street Permit Parking Available

Description
An opportunity to acquire this central Sevenoaks attractive mid-terrace two double bedroom cottage within easy reach of the town centre and station. This character property now requires some general updating and offers the opportunity for a buyer to modernise to their taste as well as extend if required subject to the necessary planning permissions.

Accommodation

- You enter the property into the front sitting room with two windows to front, central boarded fireplace, fitted cupboard to recess and wall light points. A door leads from the sitting room into a small inner hallway with staircase rising to the first floor and connecting door to the dining room.
- Separate dining room with window to rear overlooking the garden and doorway leading through to the kitchen.
- Kitchen fitted with a range of white modern wall mounted cabinets and base units of cupboards and drawers, sink unit, spaces for appliances and wall mounted Worcester gas fired boiler. Window to side and door providing access to the garden.
- First floor landing providing access to the two double bedrooms.
- Pretty front double bedroom with attractive windows and fitted wardrobe. Second bedroom having an aspect to rear, also having a fitted wardrobe and door leading to the: -
- Bathroom fitted with a white suite comprising panelled bath with mixer tap, handheld shower attachment, riser and glazed screen. Pedestal basin and close coupled toilet.
- Part walled garden with fenced boundaries providing a blank canvas for creating a private space to enjoy summer entertaining. Wooden gate to rear providing access.
- Services & Points of Note: All mains services. Gas central heating, Worcester boiler installed in 2021. Right of access to the rear.

- Residents on-street permit parking available by contacting Sevenoaks District Council.
- Agents note: Helibeam system approved 10yr installer guarantee for masonry repair works completed 16/06/26. Please refer to agent for further details.
- Council Tax Band: C – Sevenoaks District Council
- EPC: D

Situation

Sevenoaks High Street offers a range of shops, cafes, boutiques, restaurants and leisure facilities as well as theatre and cinema. Nearby Hollybush Recreation Ground and Tennis Centre, cricket at The Vine, golf at Wildernesse and Knole as well as Sevenoaks Leisure Centre with its gym and swimming pool. Sevenoaks Station with mainline links to London Bridge, London Charing Cross and London Cannon Street along with the Bat & Ball station offering services to London Blackfriars are both within walking distance. Excellent schools in the area both state and private including Lady Boswells, St John's CEP, St Thomas' RCP, Sevenoaks, and Lady Boswell's CEP Schools. Secondary, Knole Academy, Weald of Kent Grammar annexe and Trinity Schools in Sevenoaks. Private, New Beacon, Sevenoaks, The Granville and Solefields Prep Schools. Walthamstow Hall for Girls. Sevenoaks and Tonbridge Secondary Schools. St Michael's and Russell House Prep Schools in Otford. Radnor House in Sundridge. The M25 motorway at Jct 5 providing links to London, the national motorway network, Gatwick, Heathrow and Stansted airports, the Channel Tunnel and Bluewater Shopping Centre.

Viewing Strictly By Appointment

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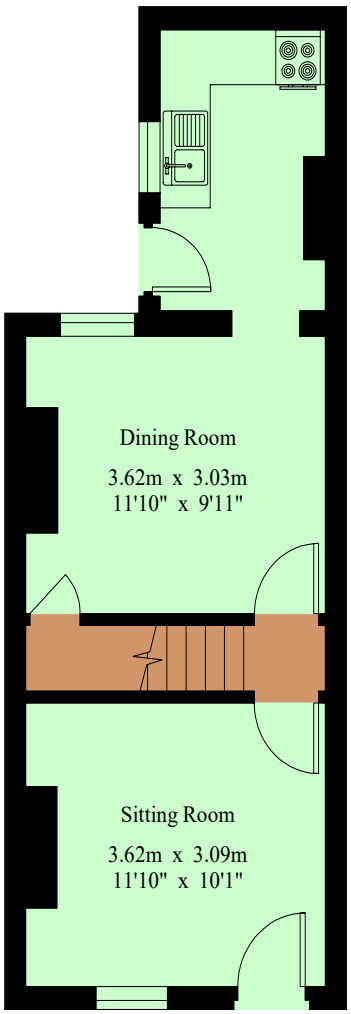




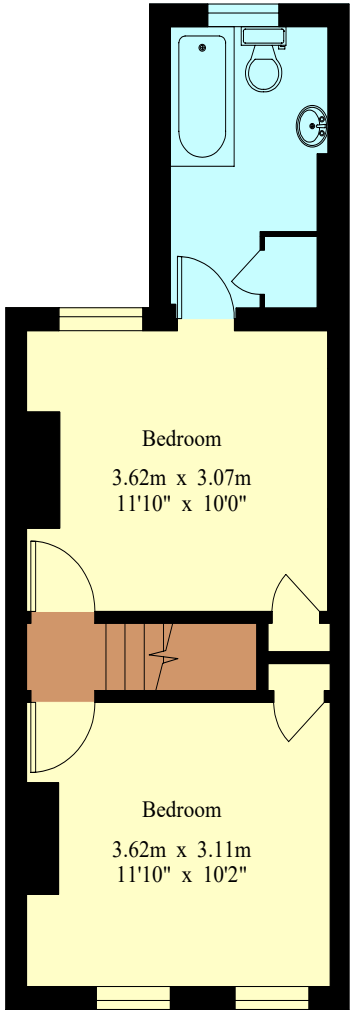
4 Beech Road

Gross Internal Area : 64.1 sq.m (689 sq.ft.)

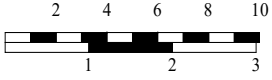




Ground Floor



First Floor



For Identification Purposes Only.

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The Property Ombudsman