



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**



CAVENDISH
LETTINGS, SALES & PROPERTY MANAGEMENT

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

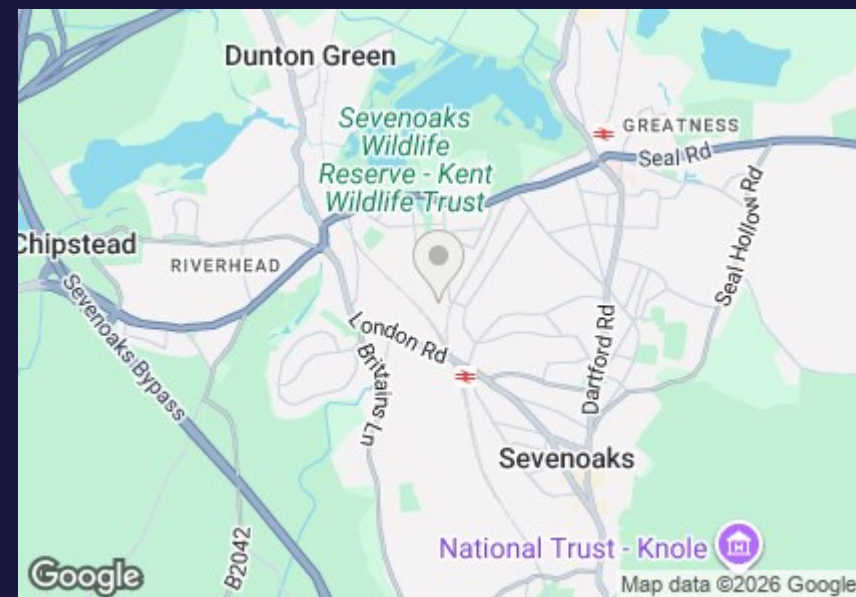
Council Tax Band: D

Heating: Mains gas

Mains gas/electric/water & sewerage

Local Authority: Sevenoaks District Council

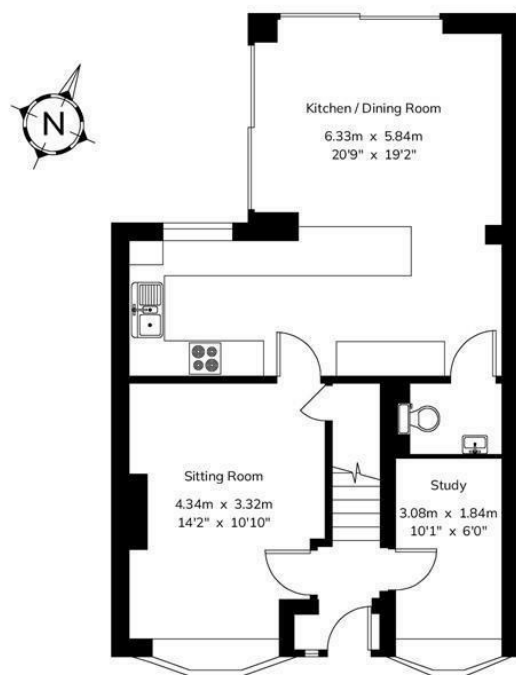




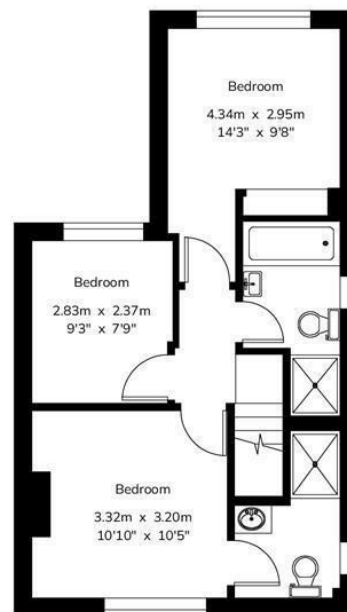
From Sevenoaks station take a right hand turn into Hitchen Hatch Lane then a left hand turn into Bradbourne Park Road. First right into Bosville Road under the railway bridge and take the left hand turn to continue into Bosville Road and the property is halfway up on the right hand side,



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) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC 



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2 - 3 The Shambles
Sevenoaks
Kent
TN13 1LJ
01732 464498
mail@cavendish.pro
www.cavendish.pro