



## Oak Lodge Granville Road, Sevenoaks, TN13 1EZ

Guide price £385,000



### \*\*NO CHAIN\*\*

Nestled in the heart of Sevenoaks, this stylish two-bedroom flat offers a fantastic opportunity for those seeking a home that balances comfort, modern living, and practicality. Close to a range of local amenities, the property offers easy access to shops, restaurants, schools, and sports facilities. It also benefits from its own parking space and is within walking distance to the town centre and local train station.

Inside, a welcoming hallway connects each room. To the right, the living area impresses with its bright, airy atmosphere and flexible layout. Large patio doors flood the room with natural light and lead to a shared garden—perfect for summer dining or relaxing outdoors. Wooden laminate flooring flows throughout, enhancing the space's modern, warm feel.

The open-plan kitchen flows from the living area, with dark-toned cabinetry, black countertops, and a window for natural light and ventilation. There's generous workspace and storage, ready for everyday use.

The centrally placed bathroom features light tiling, a full-sized bath with shower screen, a modern sink, and a toilet.

Two double bedrooms are located at the rear. The first is bright and neutral with two windows. The master bedroom offers ample space for a king-sized bed, a large window, soft carpeting, and a sleek en-suite with shower.

With its prime location, well-designed interiors, and access to a shared garden, this flat offers a practical and contemporary lifestyle. A viewing is highly recommended.

- Walking Distance to Train Station
- Parking
- Modern Interior
- 2 Bathrooms
- Modern Equipped Kitchen
- Good Sized Bedrooms
- French Doors to Garden
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC