



Charming two double bedroom period cottage located in a quiet residential street in Sevenoaks under 1 mile from the mainline station and high street.

**£435,000**    **Freehold**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## Bethel Road, Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Period cottage
- Close to Sevenoaks town and Station
- Sunny garden
- Off street parking space
- Council tax band D

Charming two double bedroom period terraced cottage in quiet residential road approximately one mile from the town centre and main line station.

Entrance into large main reception room with space for lounge and dining, wood flooring and fireplace. Galley style kitchen with gas hob and electric oven, fridge-freezer, washing machine and slimline dishwasher, access to the garden. Bathroom with white suite and shower over bath.

Stairs up to master double bedroom with feature fireplace. Further double bedroom.

Garden accessed via rear pathway across the cottages. Rear garden with lawn, patio and storage shed. Small off street parking space in front of the property.

### UTILITIES & KEY INFORMATION

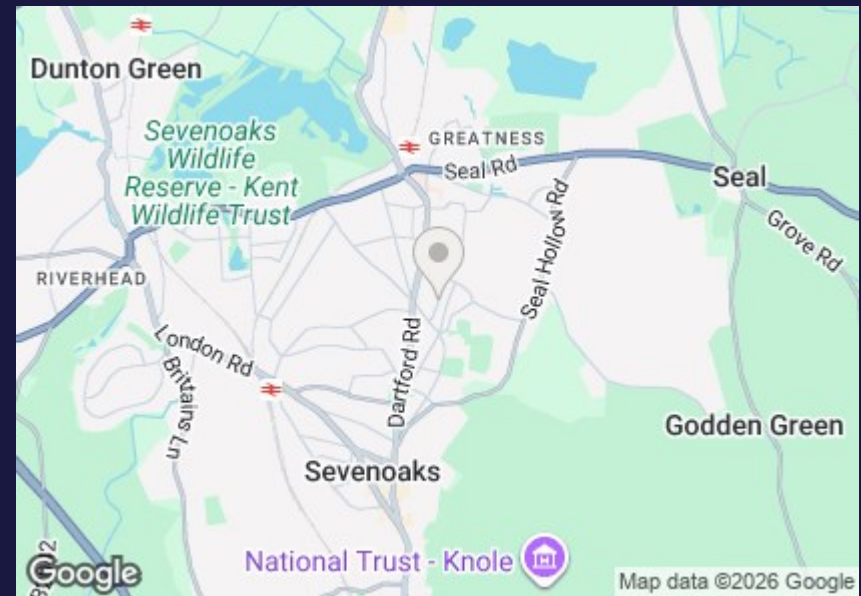
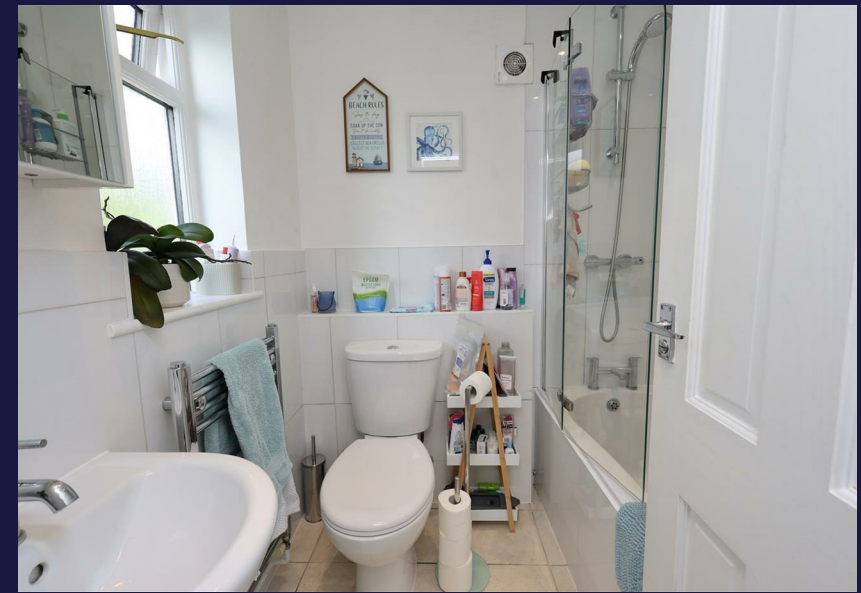
Mains gas/electricity/water/sewerage

Heating: mains gas

Local authority: Sevenoaks District Council

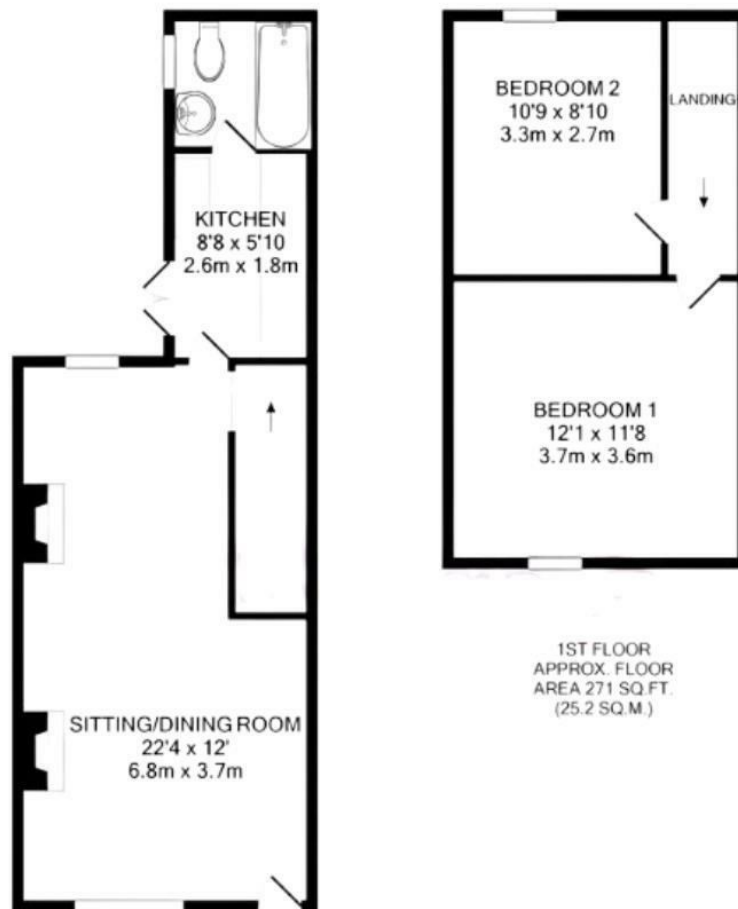
Council Tax Band: D





Coming down St Johns Hill towards Otford, turn right into Hollybush Lane. Follow the road along and turn left into Bethel Road. The property is located on the right hand side.





GROUND FLOOR  
APPROX. FLOOR  
AREA 351 SQ.FT.  
(32.6 SQ.M.)


1ST FLOOR  
APPROX. FLOOR  
AREA 271 SQ.FT.  
(25.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 622 SQ.FT. (57.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2021

### Energy Efficiency Rating

|                                             | Current                                                                                                     | Potential |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             | <b>78</b> |
| (55-68) <b>D</b>                            | <b>62</b>                                                                                                   |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

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