



12 Valley Drive, Sevenoaks, TN13 1EG Asking price £635,000



TN Sales is pleased to present this thoughtfully arranged three-storey home located on Valley Drive, Sevenoaks, within close proximity of excellent schools, local shops, and the vast greenery of Knole Park.

On the ground floor, the entrance hallway welcomes you inside the property, with the staircase to the side leading upstairs and internal access to the garage located opposite. To the rear, a handy study creates the perfect home office, complemented by a separate utility room with direct access to the back garden. Outside, neat stone landscaping frames an idyllic dining area, with raised flower beds surrounding this space.

The first floor forms the social heart of the home with a bright, well-equipped kitchen that features modern white cabinetry, light-coloured flooring, and generous storage space. The expansive lounge/dining room beside offers space for relaxed seating and dining arrangements and is filled with natural light from wide windows that sit in front of the balcony area beyond.

On the top floor, the master bedroom comfortably accommodates a king-sized bed with generous room for storage. A second sizable bedroom provides space for a double bed or twin configuration, with built-in wardrobe storage. Adjacent, a separate dressing room offers versatile use as a third bedroom or guest room. This floor is completed by a stylish family bathroom finished in contemporary blue and white tiling.



Energy Efficiency Rating

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