



CAMDEN HOUSE
CAMDEN ROAD, SEVENOAKS



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An elegant detached Georgian property ideally located within a mile of Sevenoaks High Street and main line station, enjoying an elevated position with far reaching views towards the Otford Hills.



Local Authority: Sevenoaks District Council

Council Tax band: G

Tenure: Freehold



THE PROPERTY

The impressive open plan kitchen / breakfast / dining room is a particular feature of the house with adjoining sitting room providing an ideal area for modern family living. On the first floor the principal bedroom boasts a walk-in dressing room which leads through to a well-appointed bathroom. The secondary bedroom is also of generous proportions and benefits from an ensuite shower. The family bathroom and separate w.c. complete the accommodation on this floor. On the second floor there are three further spacious bedrooms along with a separate w.c.











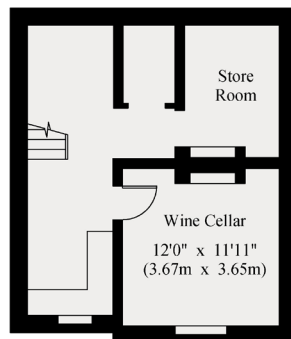
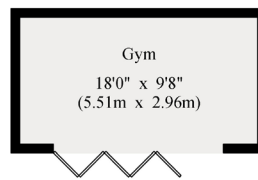
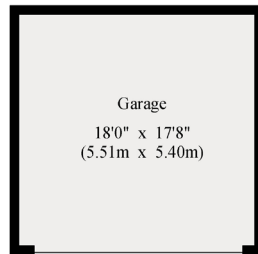
GARDENS AND GROUNDS SITUATION

Externally the property is set back from the road behind an attractive wall with mature trees. There is parking for several cars along with a detached double garage and separate store room. To the rear of the property and accessed via the terraced steps is a wonderful south facing garden which is mostly laid to lawn and enjoys far-reaching views. There is also an outbuilding with integrated internet which is currently used as a gym. Adjoining this is an outside kitchen area.

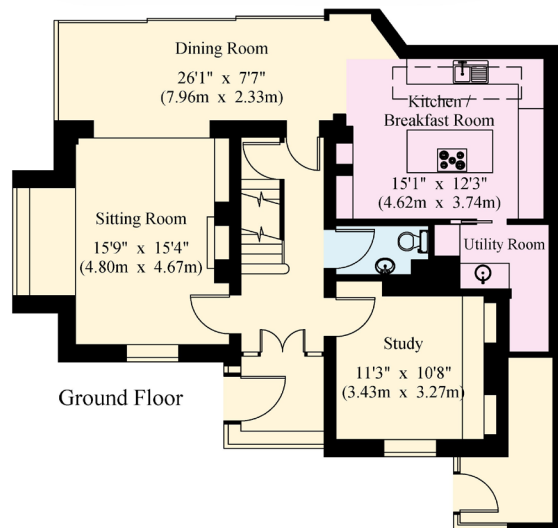


The property is located in a convenient residential position 1 mile from Sevenoaks High Street with its comprehensive range of shops, restaurants and supermarket. Sevenoaks station with its mainline links to London Bridge, Waterloo East and Charing Cross is 1 mile. There are excellent schools in the local vicinity including Walthamstow Hall, Sevenoaks Primary School, The Granville, Sevenoaks School, Trinity and Weald of Kent Grammar School to name few. The house is well-placed for leisure facilities including tennis at Hollybush, cricket at The Vine, golf at Knole and Wildernesse and swimming at Sevenoaks Leisure Centre. The M25 at J5 is 3.5 miles away with links to the national motorway, London and the Kent Coast. (All distances are approximate).

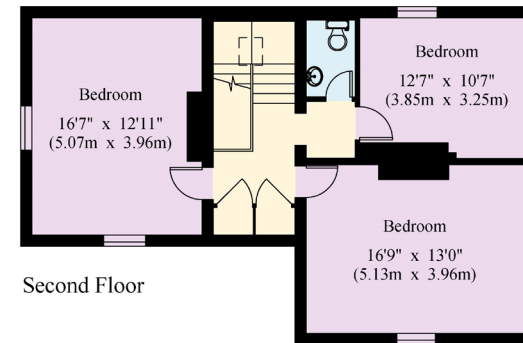




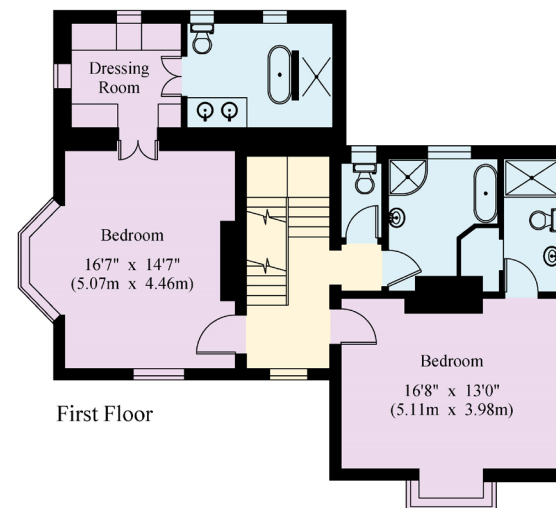
Cellar



Ground Floor



Second Floor



First Floor

House: Approximate Gross Internal Area = 304.3 / 3280 sq ft
Garage: Approximate Gross Internal Area = 29.7 sq m / 319 sq ft
Gym: Approximate Gross Internal Area = 16.4 sq m / 176 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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