



This superb three double bedroom terraced cottage has been thoughtfully refurbished to the highest of standards by the present owners and boasts a location that is as convenient as it is desirable, within genuine walking distance of Sevenoaks mainline station (0.2 miles) with its fast and frequent links to London Bridge / Charing Cross possible in less than thirty minutes. In addition to the doorstep amenities on offer at both Tubs Hill and Station parades, Sevenoaks High Street is just 0.8 miles walk providing a wide array of all shopping, social and leisure facilities including beautiful Knole Park.

The extended accommodation is considered to be extremely well planned and present comprising entrance hallway, sitting room with plenty of bespoke built in storage solutions, spacious and well appointed kitchen / dining room, two first floor double bedrooms which share the luxuriously appointed bathroom and a stunning second floor master bedroom complete with built in wardrobes and an en-suite shower room with genuine wow factor. Additional benefits include allocated secure parking (with additional visitor bays) and a delightfully landscaped rear garden. Your internal viewing comes highly recommended in order to fully appreciate the detail and quality of the interior as well as the sought after private road location.

## 16 Holyoake Terrace

Sevenoaks, Kent, TN13 1PA Freehold



Guide Price £595,000

## **ENTRANCE HALL**

Double glazed front entrance door with leaded light inserts, attractive wood flooring, carpeted staircase to first floor landing and door providing access through to the sitting room.

## **SITTING ROOM**

Double glazed window to front, radiator, attractive wood flooring, TV aerial lead, series of bespoke built in storage cupboards beneath the staircase, open fireplace recess and low level built in storage cupboards with display shelving over to both chimney breast recesses as the focal point of the room. Doorway provides access through to the kitchen / dining room.

## **KITCHEN / DINING ROOM**

Double glazed back door providing direct access to the rear garden, two matching double glazed windows to rear, radiator, attractively tiled floor, electric sockets with USB ports, full height storage cupboard housing wall mounted boiler and open space for dining table and chairs. The superb kitchen comprises an extensive series of shaker style wall and base units for storage set with wooden butchers block work tops and matching upstands. In addition to the inset butler style sink unit, there is an integrated dishwasher as well as space for further appliances including the range style cooker with overhead extractor, American style fridge freezer and plumbing for washing machine (housed in the tall boiler cupboard).

## **FIRST FLOOR LANDING**

Fitted carpet, return staircase to second floor and doors off to all rooms.

## **BEDROOM TWO**

Double bedroom has double glazed window to front, radiator, fitted carpet, built in double wardrobe and an ornate period fireplace as the focal point of the room.

## **BEDROOM THREE**

Double bedroom has double glazed window to rear with delightful garden aspect, radiator and fitted carpet.

## **BATHROOM**

The beautifully refurbished bathroom has opaque double glazed window to rear, combined period style radiator and heater towel rail, attractively tiled floor with feature tongue and groove wood panelling to dado rail. White bathroom suit comprises a free standing bathtub with central telephone style shower attachment / mixer tap, close coupled WC, circular wash basin set on marble topped storage unit and separate full size step in shower cubicle with fully tiled surround and both overhead rainforest shower as well as further hand held attachment.

## **SECOND FLOOR LANDING**

Skylight roof window provides plenty of natural light, fitted carpet and door to master bedroom.

## **MASTER BEDROOM**

Generous double bedroom has double glazed window to rear with far reaching aspect over garden and beyond, radiator, inset downlighting, fitted carpet, bespoke series of built in wardrobe fitments, half door to eaves storage space and door to en-suite shower room.

## **EN-SUITE SHOWER ROOM**

Luxuriously appointed en-suite has opaque double glazed window to rear, inset downlighting, attractively tiled floor with matching wall tiling, and contemporary style tall radiator. Superb suite comprises a full width step in shower cubicle with herringbone style contrast wall tiling complete with lit recess, rainforest shower head and separate hand held attachment, concealed flush WC and wash basin with integrated storage drawers beneath. Inset bathroom cabinet has mirrored front with an ambient lit surround.

## **PARKING**

There is one allocated parking bay to the property (bay "P") and further multiple visitor bays.

## **GARDEN**

The delightfully landscaped rear garden is a genuine feature of the home, and is set within a neatly fenced / laurel hedged perimeter. There is a paved sun terrace which is ideal for sitting out and entertaining with a paved footpath leading down the length of the garden to the shingle stoned seating area at the foot of the garden complete with timber shed. The mid section of the garden is laid to lawn with raised planters.

## **ADDITIONAL INFORMATION**

Property is Freehold

Council Tax Band D





[www.kings-estate-agents.co.uk](http://www.kings-estate-agents.co.uk)

---

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,  
TN13 1DL  
T: 01732 740747

[sevenoaks@kings-estate-agents.co.uk](mailto:sevenoaks@kings-estate-agents.co.uk)

[kings-estate-agents.co.uk](http://kings-estate-agents.co.uk)

