



Edwardian semi detached house situated in a desirable location within walking distance of Sevenoaks mainline station & the town centre.

**£749,000**    **Freehold**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT

## St Johns Road, Sevenoaks



Bedrooms: 3



Bathrooms: 1



Receptions: 2

- Attractive Edwardian house
- 3 double bedrooms
- Close to local amenities & schools
- Off street parking for 1 car
- CHAIN FREE



Deceptively spacious Edwardian semi-detached house set over three floors situated in a desirable location. The property is located close to local schools, under a mile from the town centre and main line station. Within walking distance to several state and private schools. CHAIN FREE

Entrance hallway. Living room with bay window. Second reception room with under stairs storage, leading to kitchen diner with fitted wall and base units, patio doors out to the garden. Downstairs WC. Stairs up to first floor, master bedroom with built in wardrobes and feature fireplace. Second double room with feature fireplace. Spacious bathroom with separate bath and shower cubicle, feature fireplace. Stairs up to third double bedroom with velux windows.

Garden with lawn, patio, shed and side access. Driveway parking for one car.

LOCAL AUTHORITY - Sevenoaks District Council - Tax band E

Mains gas/electricity/water/sewage

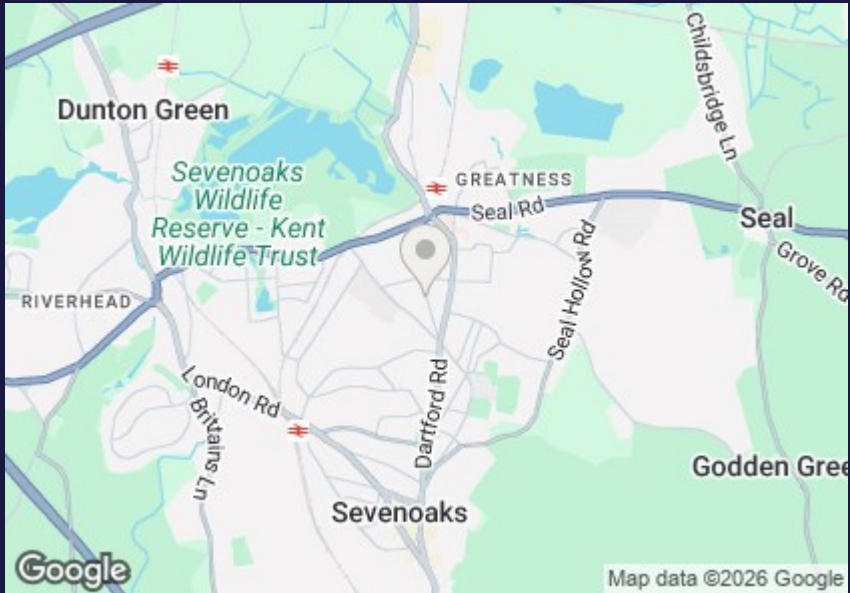
Heating: Mains gas

Local Authority: Sevenoaks District Council

Council Tax Band: E

Tenure: Freehold







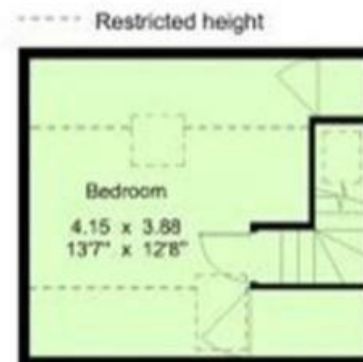
Ground floor



First floor

Gross internal area (approx.)  
House - 116.2 sq m (1250 sq ft)

For identification only - Not to scale  
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Second floor

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 82        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 68      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

EU Directive  
2002/91/EC



# CAVENDISH

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