



Approx Gross Internal Area
90 sq m / 968 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	74
EU Directive 2002/91/EC			



1A WICKENDEN ROAD, SEVENOAKS, KENT TN13 3PJ

Situated in a highly convenient and sought-after location, this well-presented three bedroom home offers practical living throughout, with a bright open-plan kitchen/dining room that enjoys plenty of natural light and flows out to the south-facing and manageably sized rear garden. The study makes working from home easy, and separate living room offers a versatile layout, with the convenience of off-street parking on the driveway completing this well-balanced home.

Entrance porch ■ Three bedrooms ■ Bright and airy open-plan kitchen dining room ■ Family bathroom ■ Cloakroom ■ South-facing rear garden ■ Off-road parking for multiple vehicles on driveway ■ Popular and convenient location ■ Walk to Sevenoaks town and station ■ Short walk to Bat & Ball station and local shops

PRICE: GUIDE PRICE £555,000 FREEHOLD



SITUATION

Sevenoaks station is within around a 20 minute walk (1.0 mile), and offers fast and frequent trains to London in as little as 23 minutes. Bat & Ball station a short walk away (0.4 miles), which provides the Thameslink service to London Blackfriars, or one can change at Sevenoaks or Otford for the alternative routes to London. Sevenoaks town centre is accessible on foot (0.8 miles), and offers a good range of shopping and leisure facilities, with a friendly mix of high street names and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, and Wednesday and Saturday town markets.

Local amenities are close at hand, with the variety of shops, which includes a Sainsburys Local, in the St Johns Hill area just a couple of minutes' walk away, and the independent Hollybush shops and the popular Rafferty's café less than a 10 minute walk away (0.3 miles). There are many green spaces in the surrounding area, including Hollybush Recreation Ground (0.5 miles), Sevenoaks Wildlife Reserve (1.0 mile) and Historic National Trust owned Knole House with its 1,000 acre deer park, which is within easy reach.

Sevenoaks provides the opportunity for excellent schooling both in the state and independent sectors. Well regarded primary schools in the local area include Sevenoaks Primary (0.4 miles), The Granville School (0.9 miles), St John's CE Primary school (0.4 miles) and Lady Boswell's CE Primary School (1 mile). Popular secondary schools include the Trinity School, Weald of Kent Girls Grammar annexe and Tunbridge Wells Boys Grammar annexe (all 0.8 miles), Knole Academy (0.7 miles), the highly esteemed Sevenoaks School (1.3 miles) and Walthamstow Hall for Girls age 7 – 17 (0.5 miles). There are grammar schools for both boys and girls in Tonbridge and Tunbridge Wells.

Access to the M25 motorway just to the west of Sevenoaks at Chevening, Junction 5 is within a short drive. Please note that all stated distances are approximate.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine cricket ground on your right and continue straight on passing the Hollybush Lane shops at upper St Johns. Continue down St Johns Hill. Take the first turning to Wickenden Road, opposite Camden Road, and 1a can be found on your right hand side.

GROUND FLOOR

ENTRANCE PORCH

Sliding doors, wooden front door and double glazed window to entrance hall, space for shoes.

ENTRANCE HALL

Doors to study, kitchen/diner, cloakroom, and understairs cupboard. Opening to living room, stairs to first floor, radiator.

LIVING ROOM



Double glazed window to front with plantation shutters, radiator, cupboards and shelving into recess, wood burning stove with slate hearth and granite mantel, double doors to kitchen.

KITCHEN/DINING ROOM



The kitchen comprises a matching wall and base units with worktops over, fitted Lamona microwave, breakfast bar, display cabinets, wine cooler, space for American style fridge freezer, range cooker with 5-ring gas hob and extractor hood above, space for washing machine, stainless steel single drainer sink unit, Blomberg fitted dishwasher, double glazed windows to the rear, Velux window, door into garden. The kitchen is open-plan to the dining room, which provides space for a family table and chairs, a storage cupboard with shelving, radiator, door to hallway.

STUDY

Double glazed window to rear, radiator, fitted wall units and desk, cupboard housing gas-fired Worcester Bosch boiler, door to hallway.

FIRST FLOOR

LANDING

Doors to bedroom and bathroom, obscure double glazed window to side, radiator. Hatch to loft which is partly boarded, with light and a ladder.

BEDROOM 1



Double bedroom with fitted wardrobes, cupboards and shelving, double glazed window to front with plantation shutters and far-reaching views, radiator.

BEDROOM 2



Double bedroom, cupboard space with rail and shelving, double doors to cupboard space with shelving, double glazed window to rear, radiator.

BATHROOM



Low level WC with concealed cistern, separate shower cubicle, bath, wash hand basin set into vanity unit, heated towel rail, part-tiled walls, double glazed obscure window to side.

BEDROOM 3



Double glazed windows to the front and side, radiator.

OUTSIDE

FRONT GARDEN AND DRIVEWAY

Tarmac driveway with parking for two cars, raised border beds.

REAR GARDEN



Sunny south-facing garden with a patio and lawn area, shed, outside tap.

COUNCIL TAX BAND E £3,007.74 (APPROX. PA 2025/26 FIGURE)