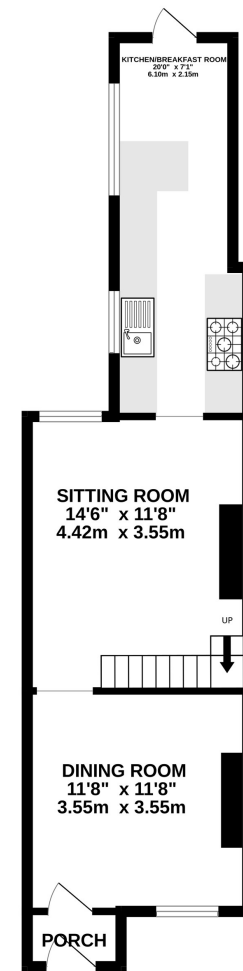
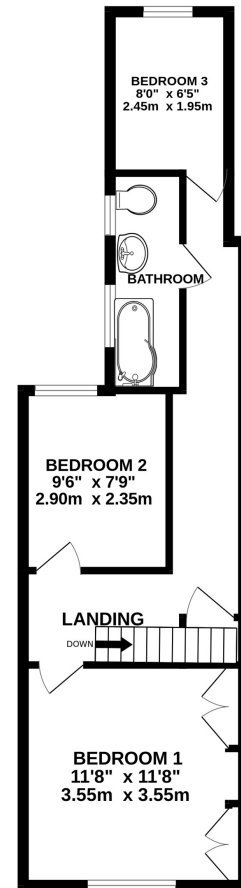


GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



38 GOLDING ROAD, SEVENOAKS

TOTAL FLOOR AREA: 875 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(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, Scotland & Wales		EU Directive 2002/91/EC	



38 GOLDING ROAD, SEVENOAKS, KENT TN13 3NJ

This three bedroom terraced home is beautifully presented and in a highly convenient residential location, just a short distance from Sevenoaks town and station. This property has plenty to offer, with both delightful garden and off-street parking to the rear, as well as an ideal flow of living space.

- 3 bedrooms ■ Front garden ■ Long rear garden ■ Off-street parking ■ Entrance porch ■ Gas central heating and double glazing throughout ■ Walking distance to Sevenoaks town ■ Walking distance of Sevenoaks station ■ Convenient location ■ Stylish family home

PRICE: £465,000 FREEHOLD

SITUATION

The property is located in a conveniently positioned residential area within walking distance of Sevenoaks High Street, station and the popular Sevenoaks Primary School. There are also local shops nearby, a doctor's surgery and hospital with X-Ray department and Minor Injuries.

Sevenoaks High Street is about a mile away with Sevenoaks main line station, which provides fast rail services to stations such as London Bridge in as little as 22 minutes, a similar distance. Bat & Ball railway station is about a 7 minutes walk and provides direct services to London Blackfriars and Bromley, as well as easy connecting services via Sevenoaks in a few minutes.

Sainsbury's Superstore is about 0.7 miles distant. Access to the M25 (junction 5) can be found at the Chevening interchange about 2.3 miles distant.

As well as Sevenoaks Primary, there are a number of highly regarded primary, private and grammar schools in the area including Walthamstow Hall, Radnor House and Sevenoaks School. Co-educational Knole Academy is within walking distance as Trinity School, Weald of Kent and Tunbridge Wells Boys Grammar. National Trust owned Knole House with its 1,000 acre deer park in which to run/roam is within easy reach.

DIRECTIONS

From the High Street proceed in a northerly direction over the Pembroke Road traffic lights and down Dartford Road, passing the Vine Cricket ground on the right hand side. Continue for about 0.6 of a mile turning left into Camden Road and Golding Road is the first turning on your right. Number 38 is on the right hand side of the road.

FRONT GARDEN

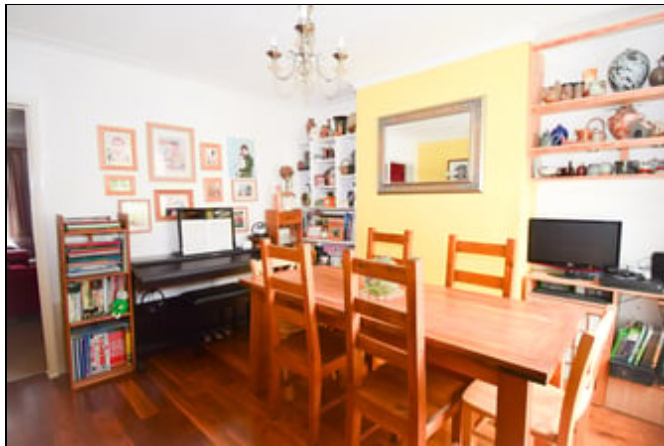
Delightful front garden space enclosed with brick wall and filled with lavender.

GROUND FLOOR

ENTRANCE PORCH

Providing coat and shoe storage, with tiled floor.

DINING ROOM



3.55m x 3.55m (11' 8" x 11' 8")

Double glazed uPVC window to the front with radiator beneath, wood effect floor, shelving in recess and opening to the sitting room.

SITTING ROOM



3.55m x 4.42m (11' 8" x 14' 6")

Understairs storage cupboards, one which houses the RCD unit, opening and steps down to the kitchen, stairs up to the first floor with bannister. Double glazed uPVC window with radiator beside.

KITCHEN/BREAKFAST ROOM



2.15m x 6.1m (7' 1" x 20' 0")

Two double glazed uPVC windows to the side and double glazed door to the rear which leads out to the garden. Range of matching wall and base units with granite effect worktops, including cutlery drawers and wine shelf. Five ring gas hob with extractor and oven beneath, integrated dishwasher, stainless steel sink and drainer unit, fridge and freezer. Tiled splashback and slate effect floor, cupboard housing Viessmann combi-boiler. Breakfast bar area to the rear.

FIRST FLOOR

LANDING

Doors to bedrooms, bathroom and large airing cupboard. Hatch to loft, which has a drop down ladder and is insulated and boarded with light. Radiator.

BEDROOM 1



3.55m x 3.55m (11' 8" x 11' 8")

Double glazed uPVC window to front with radiator beneath, two fitted wardrobes with rail space and shelving above.

BEDROOM 2

2.35m x 2.90m (7' 9" x 9' 6")

Double glazed uPVC window to rear with radiator beneath and wall-mounted shelving.

FAMILY BATHROOM



Two opaque double glazed windows to side. Suite comprising panelled bath with shower and mixer tap, wall-mounted hand wash basin, low level WC, wall-mounted heated towel rail. Wood effect flooring and tiled walls.

BEDROOM 3



1.95m x 2.45m (6' 5" x 8' 0")

Double glazed window to rear with radiator beneath, wall-mounted shelving.

REAR GARDEN



A lovely outdoor space comprising a patio area, lawn, wooden play house and a large wooden shed to the rear with power and light. The garden is adorned with flowers and shrubs, such as roses and an apple tree.

PARKING

The parking is accessed via the shed, and there is space for at least one vehicle.

COUNCIL TAX: BAND C

2023 figure approximately £1991.60