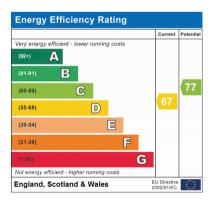
Ritchen / Dining Room 3.55m x 4.55m 11.65ft x 14.93ft Living Room 3.22m x 2.81m 10.56ft x 9.22ft 1st Floor 2 Hollyoake Terrace Approximate total internal area: 86.75m2 (933.77sqft)



Bedroom 3.57m x 3.61m 11.71ft x 11.84ft

2nd Floor



John Kingston Estate Agents give notice for themselves and for the vendors whose agents they are that: (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. It should not be assumed that the property has all necessary planning, building regulation or other consents and no services, equipment or facilities have been tested. Purchasers must satisfy themselves by inspection or otherwise.

JohnKingston

an estate agent since 1975

3b Dorset Street Sevenoaks Kent TN13 1LL

Tel: 01732 450050 Fax: 01732 450050

Email: sales@johnkingston.co.uk
Web: www.johnkingston.co.uk









2 HOLYOAKE TERRACE, SEVENOAKS, KENT TN13 1PA

Three bedroom mid terrace Edwardian property located in a prime cul de sac position off a highly sought after & exclusive private road within a short reach of Sevenoaks main line railway station, beautiful town centre and superb educational facilities. There is residents parking and rear garden to compliment this character property. No Chain

3 Bedrooms ■ Kitchen/Breakfast Room ■ Living Room ■ Family Bathroom ■ Ensuite Shower Room ■ Rear Garden ■ Allocated Car Parking ■ Dressing Room ■ No Chain ■ Easy Access to Sevenoaks Railway Station

PRICE: GUIDE PRICE £550,000 FREEHOLD

SITUATION

The property is located in a prime position in a cul de sac off an exclusive & highly sought after private road within a short walk of Sevenoaks main line railway station. The train service to London Charing Cross/London Bridge/Cannon Street is fast and frequent and the journey time is about 30 minutes. The town centre, which is also within easy reach, offers a variety of shopping, restaurants and cafes, as well as amenities such as post office, library and a swimming pool complex. The property is in surrounded by excellent schools in both the state and private sectors. A number of golf clubs nearby including Wildernesse, Knole Park and Nizels. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for children. The property is well placed for easy access to major roads and junction 5 for the M25.

DIRECTIONS

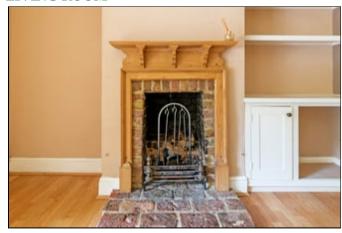
From Sevenoaks High Street proceed north turning left at the first set of traffic lights into Pembroke Road. At the next set of lights with London Road, turn right and continue down the hill, past the railway station (on your left) and take the first turning on your left after the station into Oakhill Road. Holyoake Terrace is the first turning on your left.

GROUND FLOOR

ENTRANCE HALL

Wooden front door into entrance hall, door to living room, stairs to 1st floor, laminate wood flooring.

LIVING ROOM



Double glazed box bay window to front, open fireplace with wooden surround and brick hearth with shelving and cupboard space to the side. Radiator, thermostat, storage cupboards and shelving understairs, laminate wood floor, door to kitchen.

KITCHEN/BREAKFAST ROOM



White wooden wall and base units with wooden worktops over, Lamona electric double oven, 4 ring Bosch gas hob with stainless steel extractor over, Logik fridge/freezer, Becko dishwasher, Lamona washing machine, stainless steel single drainer sink unit with mixer tap, tiled floor, part tiled walls, fireplace recess, double glazed window to rear, UPVC door to rear garden, cupboard housing Worcester boiler, storage and shelving.

FIRST FLOOR

LANDING

Doors to bathroom and bedroom 1 and 2, double glazed window to front, stairs to second floor, storage over stairs, storage cupboards and shelving.

BEDROOM 1



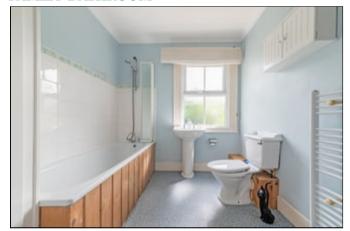
Double glazed window to front, large built in wardrobe, fireplace, radiator.

BEDROOM 2



Double glazed partly opaque window to rear, fireplace, dado rail, radiator.

FAMILY BATHROOM



White suite comprising panelled bath with shower and screen, low level W.C., pedestal wash hand basin, heated towel rail, vinyl flooring, airing cupboard, double glazed partly opaque window to rear.

SECOND FLOOR

BEDROOM 3



Double glazed windows to rear, radiator, reclaimed wooden handmade doors to dressing room and shower room.

ENSUITE SHOWER ROOM

Sink set into vanity unit, low level W.C., shower cubicle, chrome heated towel rail, vinyl flooring, eaves storage, shaver socket.

DRESSING ROOM



Eaves storage, wardrobe and shelving unit, mirror.

OUTSIDE

REAR GARDEN



Delightful garden, area of decking with steps leading to patio area and garden shed, steps down to lawn area with seating area to the rear of the garden, garden shed, side pedestrian access and right of way. backs railway line, hence incredibly close proximity to station.

ROAD MAINTENANCE CHARGE

There is a £70 per calendar month charge for the maintenance and upkeep of the road this includes lighting, hedges and pathways.

CAR PARKING

There is one allocated car parking space the charge is £15 per calendar month, visitors parking.

COUNCIL TAX BAND D