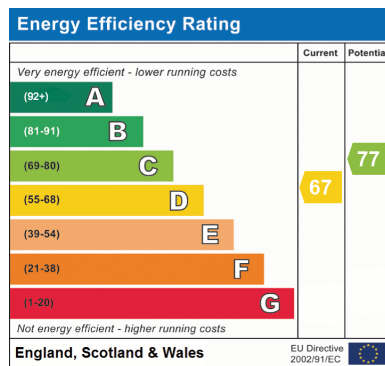


Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



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 under stairs, 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