

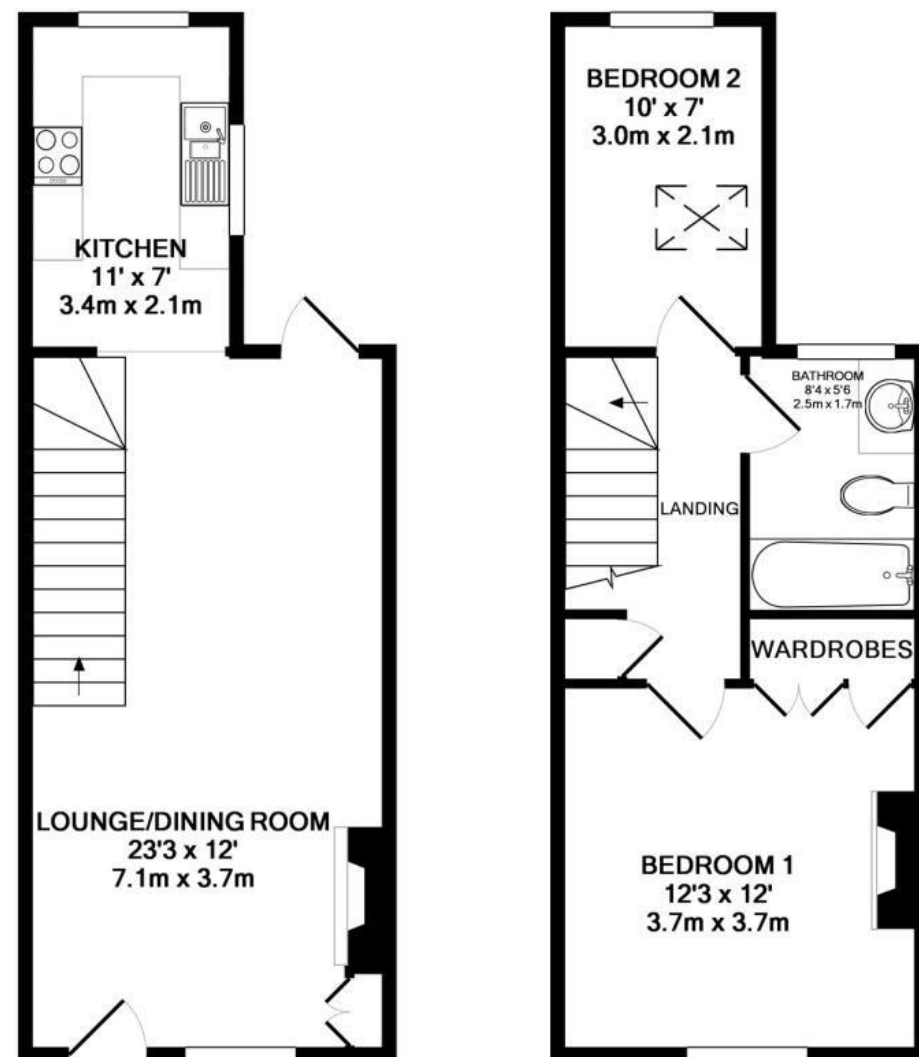
JohnKingston

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



GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 714 SQ.FT. (66.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	
(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	70	80
EU Directive 2002/91/EC		



4 PARK COTTAGES BUCKHURST LANE, SEVENOAKS TN13 1LX

This appealing 2 bedroom Victorian terraced house has been considerably improved over the years and very much cared for resulting in a refined contemporary interior that breathes new life into its period character. Situated in a prime residential enclave near the town centre and railway station, the property stands as a fine example of modernised heritage living with convenience and comfort blended harmoniously. There is rear secluded courtyard garden and residents permit parking available. No Chain.

Lounge/Dining Room with Burley 8kw wood burning stove ■ Kitchen ■ Landing ■ Attic boarded for storage ■ 2 Bedrooms ■ Bathroom ■ Sealed unit double glazed windows ■ Good quality venetian blinds fitted at each window ■ Gas fired central heating ■ Easily maintained south facing 25ft rear garden ■ Parking is by permit available from Sevenoaks District Council

PRICE: GUIDE PRICE £475,000 FREEHOLD



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SITUATION

The property is centrally situated within easy walking distance of Sevenoaks town centre and 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 offers varied shopping, a library and swimming pool complex. There are excellent educational facilities in the area 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 can be accessed at Chevening which is a short drive away.

DIRECTIONS

As you enter Sevenoaks from the north you approach the Pembroke Road traffic lights. Turn left here and continue past the car park and take the next turning on your left which is Buckhurst Lane and number 4 can be found a short distance along on your right hand side.

GROUND FLOOR

OUTSIDE LIGHT

Attractive front door leads into

LOUNGE/DINING ROOM



23' 3" x 12' (7.09m x 3.66m) chimney breast fitted with a 8kw wood burning stove, granite hearth, meter cupboard, engineered oak floor incorporating a mat within a mat well, sealed unit double glazed window to the front with obscure glazing to the lower part, radiator, contemporary style wall radiator, stairs to the first floor, halogen down lighting, sealed unit double glazed door leads to the rear.

opening leads through to the kitchen.

KITCHEN



11' x 7' (3.35m x 2.13m) an excellent range of ground and wall cupboards, sealed unit double glazed windows to the rear and side, decorative worktops incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard under, built in slimline dishwasher, half tiled walls, cupboard housing a Worcester gas fired combination boiler serving the central heating and hot water, space for a fridge/freezer, set of drawers, Lamona 4 ring gas hob with oven under, stainless steel extractor canopy hood over, space and plumbing for a washing machine, tiled floor, down lighting.

FIRST FLOOR

LANDING



10' 8" x 6' (3.25m x 1.83m) built in shelved cupboard, down lighting, fitted carpet, a large hatch opening to the loft with wooden access ladder, the loft is boarded, insulated and has light.

BEDROOM 1



12' 3" x 12' (3.73m x 3.66m) sealed unit double glazed window to the front, radiator, fitted carpet, chimney breast with a decorative cast iron fireplace surround, down lighting, built in double wardrobe cupboard and built in single shelved cupboard with drawers.

BEDROOM 2



10' x 7' (3.05m x 2.13m) double glazed window to the rear, radiator, sealed unit double glazed skylight window, halogen down lighting, fitted carpet.

BATHROOM



8' 4" x 5' 6" (2.54m x 1.68m) white suite of panelled bath with mixer tap, wall shower, glazed shower screen, low

level wc, wash hand basin set into vanity unit with drawer and cupboards, tiled floor, contemporary style heated towel rail/radiator, halogen down lighting, fully tiled walls, sealed unit double glazed window to the rear with obscure glazing, toiletry light, wall mirror.

OUTSIDE

REAR GARDEN



The south facing rear garden extends about 25ft and has been tiled with good quality non slip tiles with decorative walling, there are well stocked flower borders with an array of shrubs and bushes, outside water tap, security lighting, access leads around to the front and alcove for bin store.

PARKING PERMIT

Parking is by permit available from Sevenoaks District Council.

COUNCIL TAX BAND C £2151 FOR 2025- 2026

