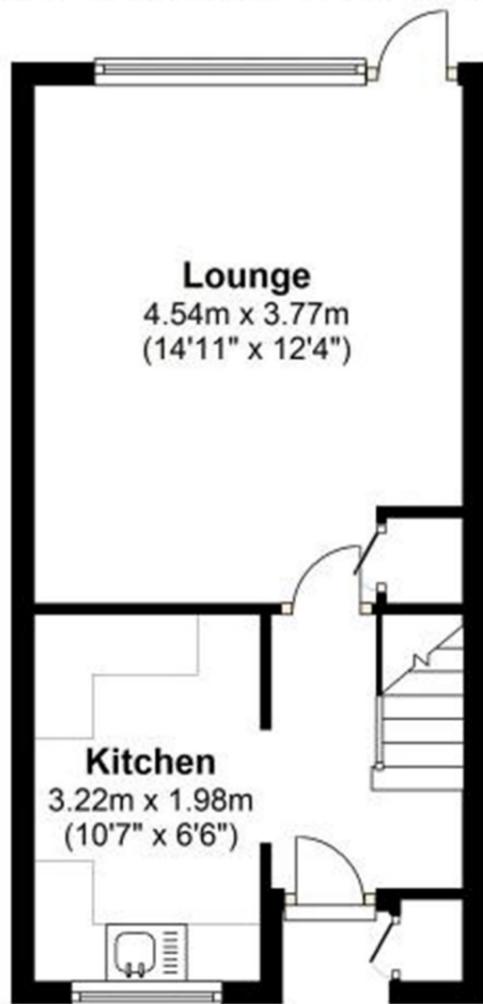


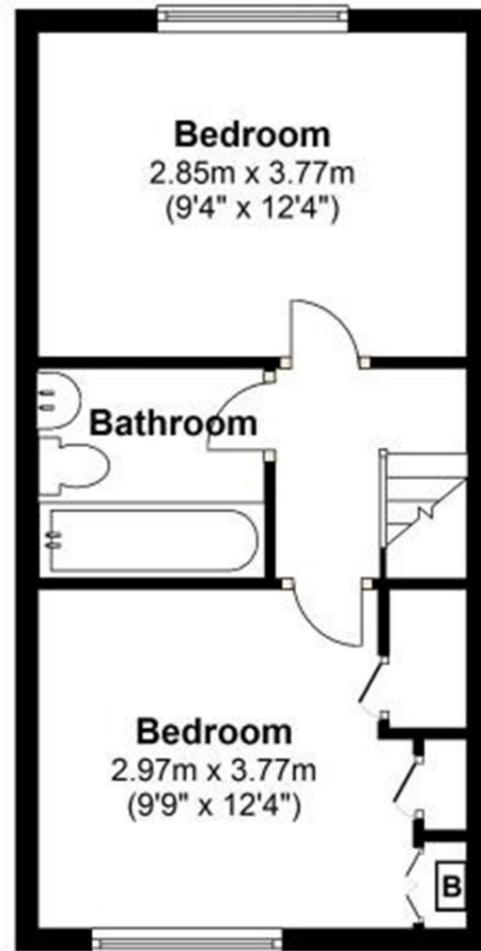
Ground Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



First Floor

Approx. 28.7 sq. metres (308.7 sq. feet)



Total area: approx. 56.4 sq. metres (607.6 sq. feet)
This plan is for illustration purposes only and may not be fully representative of the property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



81 KENNEDY GARDENS, SEVENOAKS TN13 3UG

A 2 bed terraced house occupying an elevated position with delightful far reaching views across to The North Downs. The property enjoys a south facing rear garden and is well located in a cul de sac with no through traffic in a central position within walking distance of Sevenoaks town and main line railway station.

Covered Porch ■ Entrance Hall ■ Lounge/Dining Room ■ Kitchen ■ Landing ■ 2 Bedrooms ■ Bathroom ■ Gas fired central heating ■ Sealed unit double glazed windows ■ South facing rear garden ■ Road parking available ■ Great views and location

PRICE: £399,950 FREEHOLD

SITUATION

The property lies in a good position in a cul de sac with no through traffic in a popular residential area. Local shops at Hollybush Lane are within walking distance. St Johns Primary School is nearby. Sevenoaks town centre and main line railway station are both within walking distance. The M25 at junction 5 also for the M20/M2 is within a short drive. There are a variety of recreational facilities in the area including a number of excellent golf courses. Historic Knole House with its excellent 1000 acre deer park is easily reached and provides tranquil roaming.

DIRECTIONS

From the High Street proceed in a northerly direction through the Pembroke Road traffic lights, turning first right into Seal Hollow Road. Keeping right proceed down the hill and take the left hand turning into Bayham Road. Kennedy Gardens is the third turning on the right hand side. Take the first turning on the right and number 81 is on the right hand side.

ENTRANCE PORCH

With lighting and a built in storage/dustbin cupboard.

ENTRANCE HALL



8' x 6' 2" including the stairs (2.44m x 1.88m) stairs to the first floor, coved cornice, LED down lighting, laminate flooring, radiator with display shelf over, door leads into the lounge/dining room, opening leads through to the kitchen.

LOUNGE/DINING ROOM



14' 11" x 12' 4" narrowing to 9' 1" (4.55m x 3.76m) approached through a multi paned door with bevel glazing from the hall, sealed unit double glazed door with sealed unit double glazed side windows to the garden, under stairs storage cupboard, thermostat control for central heating, double radiator, carpet, coved cornice, halogen down lighting.

KITCHEN



10' 7" x 6' 6" (3.23m x 1.98m) range of ground and wall cupboards, sealed unit double glazed window to the front, worktops with upstands incorporating a Franke single bowl single drainer stainless steel sink unit with mixer tap, cupboard under, space and plumbing for a washing machine, ceramic splash back tiling, oven with 4 ring gas hob with stainless steel back plate, stainless steel and glass extractor canopy hood over, set of drawers, space for a fridge/freezer, laminate flooring, halogen lighting.

FIRST FLOOR

LANDING

6' 5" x 5' 10" (1.96m x 1.78m) hatch to the loft, carpet.

BEDROOM 1



12' 4" including wardrobes x 9' 4" (3.76m x 2.84m) sealed unit double glazed window overlooking the rear with a pleasing outlook, coved cornice, carpet, radiator, halogen down lighting, built in wardrobe cupboards.

BEDROOM 2



12' 4" into cupboard narrowing to 9' 5" x 9' 9" (3.76m x 2.97m) built in double cupboard one half of which houses the Worcester gas fired boiler serving the central heating and hot water, further storage cupboard, radiator, carpet, coved cornice, halogen down lighting, sealed unit double glazed window overlooking the front, enjoying a superb far reaching view across to the North Downs.

BATHROOM



6' 6" x 6' 1' 0" (1.98m x 1.82m) wall-to-wall with mixer

Aqualisa wall shower, glazed shower screen, low level wc with concealed cistern, wash hand basin with mixer tap, useful display recess with mirrored back, halogen down lighting, fully tiled walls, tiled floor, tubular heated towel rail, extractor.

OUTSIDE

FRONT GARDEN

The front garden comprises lawn, there are flower beds and borders with varied planting.

REAR GARDEN



There is a south facing rear garden of reasonable size comprising a patio leading to an area of lawn, various shrubs and bushes, rear gate providing foot access to the front of the house.

COUNCIL TAX BAND D