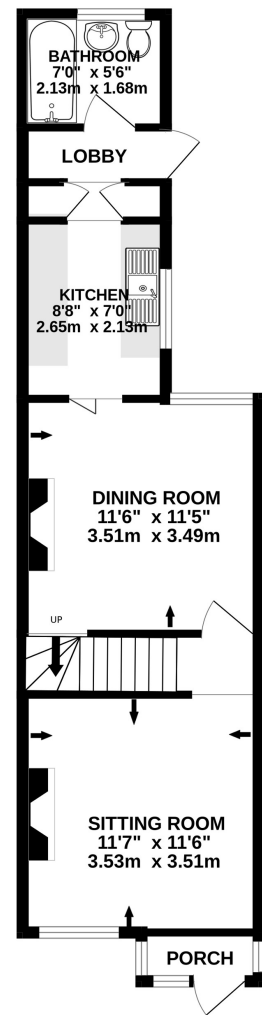
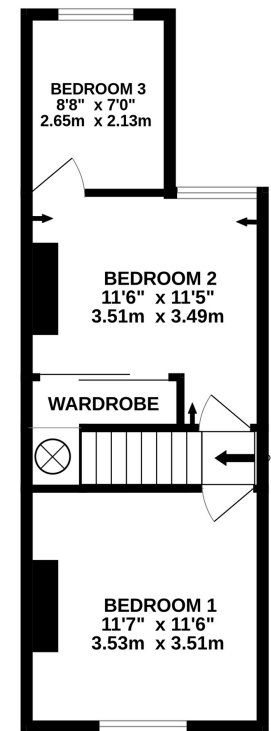


GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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		
(81-91)	B		89
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



44 GOLDING ROAD, SEVENOAKS, KENT TN13 3NJ

A fantastic opportunity to acquire this 3 bedroom terraced property which has been in the same family for over one hundred years. There is a delightful long rear garden, with a garage and allocated off-street parking to the rear. In need of modernisation, with no working central heating at present, this property offers the ideal option for those who would like to put their own stamp on their next home.

3 bedrooms ■ 2 reception rooms ■ Long rear garden ■ Front garden ■ Off-street parking to rear ■ Garage ■ Great opportunity ■ Double glazing throughout ■ Walking distance to Sevenoaks mainline station and town ■ Quiet residential road

PRICE: £385,000 FREEHOLD



SITUATION

The property is situated in a quiet residential road, conveniently positioned within walking distance of Sevenoaks High Street, two stations and the popular Sevenoaks Primary School, as well as local shops, a doctor's surgery, and hospital with X-Ray department and Minor Injuries.

Both Sevenoaks High Street and Sevenoaks mainline station are around a mile away, with the station providing fast rail services to stations such as London Bridge in as little as 22 minutes. 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 Sevenoaks 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 44 is towards the end of the road, on the right hand side.

FRONT GARDEN

Enclosed and landscaped with palms and roses, leading to the entrance porch.

GROUND FLOOR

SITTING ROOM



11' 7" x 11' 6" (3.53m x 3.51m) UPVC double glazed window to front looking out to the garden and radiator beneath. Recess with shelving, electric fire with brick surround, and service hatch to space under the stairs. Cupboard above front door housing meters. Opening to space under the stairs and door to dining room

DINING ROOM



11' 6" x 11' 5" (3.51m x 3.48m) Electric fire, radiator, shelving in recess, UPVC double glazed window to the rear looking out to the garden. Bi-fold door to kitchen, and stairs up to first floor.

KITCHEN



8' 8" x 7' 0" (2.64m x 2.13m) Steps down, matching wood wall and base units, drawers, freestanding oven with gas hob, tiled splashback, stainless steel sink with double drainer and electric water heater underneath, space for washing machine and UPVC double glazed window to side. Opens through to lobby.

LOBBY

Two large full length cupboards with shelving, door to side leading to garden, door to rear leading to bathroom. Space for fridge freezer, cupboards above.

BATHROOM

7' 0" x 5' 6" (2.13m x 1.68m) Pedestal wash hand basin, low level WC, radiator, electric shower above bath, wall-mounted cupboard, wall-mounted mirror, opaque double glazed window to rear.

FIRST FLOOR

LANDING

Hatch to loft, which is partially boarded with a loft ladder and lighting, with doors to the bedrooms.

BEDROOM 1



11' 7" x 11' 6" (3.53m x 3.51m) Double bedroom with UPVC double glazed window to front, radiator.

BEDROOM 2



11' 6" x 11' 5" (3.51m x 3.48m) Double bedroom with UPVC double glazed window to rear, looking out to the garden. Fitted wardrobe with rail space and shelving, housing hot water tank. Shelving in recess. Door to third bedroom.

BEDROOM 3

8' 8" x 7' 0" (2.64m x 2.13m) Steps down, UPVC double glazed window to rear with views to the rear garden, radiator.

REAR GARDEN



Charming rear garden with storage unit, greenhouse, lawn, roses, flowers and shrubs. Pathway down to the end of the garden with a gate providing rear access to the garage and allocated parking.

GARAGE



Wooden garage with asbestos roof.

PARKING

Off-street parking to the rear for at least one vehicle.

COUNCIL TAX

Band C - Approximately £1991.60 2023