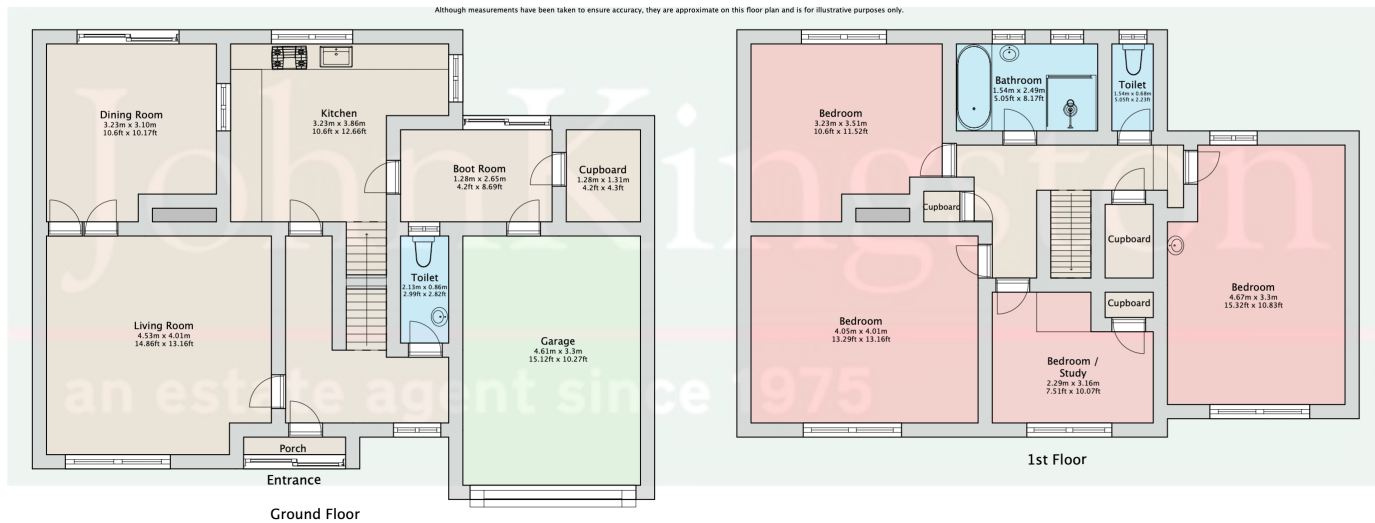


85 Solefields Road
Approximate total internal area:
125.68m² (1352.81sqft)
Approximate total internal area inc garage:
140.89m² (1516.53sqft)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



85 SOLEFIELDS ROAD, SEVENOAKS, KENT TN13 1PH

Built around 1950's and having been a much loved home, attractive 4 bedroom semi-detached property with private driveway, integral garage and lovely established gardens to the front and rear. There is plenty of scope for enlargement and the property offers considerable potential but has been beautifully cared for and is ready to move in. On the desirable south side of Sevenoaks, the quiet residential location is ideal for local schools and Sevenoaks town centre, and is only a short drive from Sevenoaks station.

4 bedrooms ■ Garage ■ Lovely garden ■ Ample parking ■ Plenty of scope for enlargement ■ Semi-Detached ■ Ideal location for local schools ■ South side of Sevenoaks ■ Sought-after location ■ Gas central heating and double glazing

PRICE: £895,000 FREEHOLD

SITUATION

Solefields Road is highly favoured location on the south side of Sevenoaks, less than a mile from Sevenoaks town centre, with its multitude of shops, supermarkets, restaurants, library and leisure centre. Sevenoaks main line railway station is approximately 1.3 miles away, with its fast and frequent train services to London in as little as 22 minutes.

Primary Schools nearby include Riverhead (Outstanding), Lady Boswell's CEP (Outstanding), St Thomas' RCP, St John's CEP, and Sevenoaks CP. Secondary Schools in the area include: Weald of Kent Girls Grammar, Trinity Secondary School and Knole Academy in Sevenoaks, Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammar in Tonbridge with various others in Tunbridge Wells. Private Schools can be easily reached with Sevenoaks School and Solefield School within a short walk of the property, New Beacon Preparatory School (1.2 miles), and Walthamstow Hall Senior school (1.5 miles). There are various other private schools within Sevenoaks and the surrounding area.

Historic National Trust owned Knole House with its 1,000 acre deer park is within 1.5 miles and offers superb walks and amenities. Sporting Facilities include Golf Clubs including Wildernesse, Knole and Nizels which has a private health/fitness centre and Cricket, Rugby and Hockey in the Vine area of Sevenoaks.

DIRECTIONS

From Sevenoaks High Street proceed south on the Tonbridge Road. Continue past Sevenoaks School on your left hand side and take the first turning on your right into Solefields Road and number 85 will be found on your left hand side.

FRONT GARDEN

There is a lovely front garden with colourful shrubs surrounding a lawn. There is a good size resin driveway with off street parking for several cars, side pedestrian access via double wrought iron gates.

GROUND FLOOR

ENTRANCE PORCH

6' 3" x 1' 7" (1.91m x 0.48m) Double glazed patio doors, quarry tiled floor, light, wood front door.

ENTRANCE HALL



11' 5" x 9' 8" (3.48m x 2.95m) Radiator, opaque double glazed window to front, doors to cloakroom, lounge and kitchen, lovely staircase to first floor.

CLOAKROOM

2.13m x 0.86m (7' 0" x 2' 10") Low level W.C., wall mounted wash hand basin, opaque double glazed window to rear.

LIVING ROOM



4.53m x 4.01m (14' 10" x 13' 2") Double glazed window to front, radiator, glass double doors to dining room.

DINING ROOM



3.23m x 3.10m (10' 7" x 10' 2") Double glazed patio doors to garden, radiator, serving hatch to kitchen.

KITCHEN



3.23m x 3.86m (10' 7" x 12' 8") Fitted with wood fronted wall and base units, granite effect worktops, integrated stainless steel double oven and gas hob, stainless steel single bowl single drainer sink unit, integrated dishwasher, tiled floor, part tiled walls, door to boot room.

BOOT ROOM

1.28m x 2.65m (4' 2" x 8' 8") Double glazed patio doors to garden, doors to boiler room with ample storage and wall mounted boiler and garage.

FIRST FLOOR

LANDING

12' 9" x 8' 6" (3.89m x 2.59m) Doors to all rooms, access to insulated and part boarded loft with ladder.

BEDROOM 1



4.67m x 3.3m (15' 4" x 10' 10") Double glazed windows to front and rear, radiator, vanity unit.

BEDROOM 2



4.05m x 4.01m (13' 3" x 13' 2") Double glazed window to front, radiator.

BEDROOM 3

3.23m x 3.51m (10' 7" x 11' 6") Double glazed window to rear, radiator.

BEDROOM 4



2.29m x 3.16m (7' 6" x 10' 4") Double glazed window to front, radiator, stair bulkhead with shelving above, built in cupboard.

GARAGE

4.67m x 3.3m (15' 4" x 10' 10") Integral garage with personal door from boot room, gas and electric meters, RCD unit, plumbed for washing machine.

REAR GARDEN



Lovely rear garden approximately 100ft long with storage shed, paved patio with steps leading to lawns surround by mature planting offering a beautiful array of color, lovely pergola and path creating central focus

COUNCIL TAX BAND F