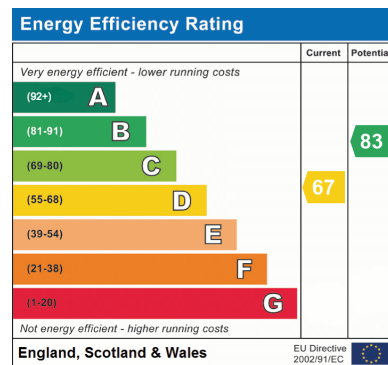
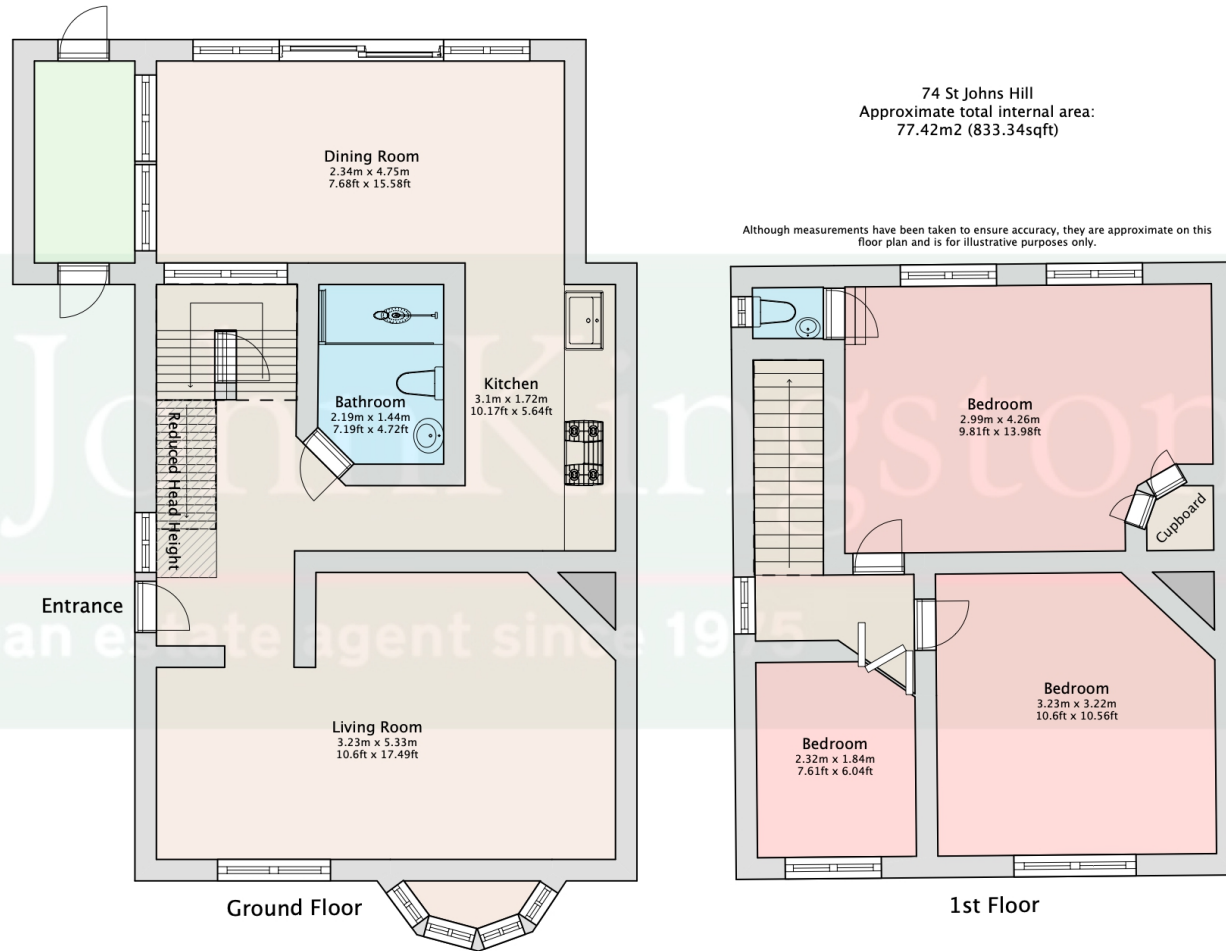


74 St Johns Hill  
Approximate total internal area:  
77.42m<sup>2</sup> (833.34sqft)

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



## 74 ST JOHNS HILL, SEVENOAKS, KENT TN13 3PB

On the market for the first time in 61 years, this much loved 3 bedroom semi-detached family home with the bonus of off street parking too. There is a homely, inviting feel that greets you upon entering the property, with living room to front and kitchen leading to dining room overlooking the delightful garden. There is a ground floor shower room and the main bedroom boasts an en-suite cloakroom. There is still much potential to enlarge and update to personal taste - a great opportunity.

3 bedrooms ■ Cloakroom en-suite to Bedroom 1 ■ Spacious entrance hall ■ Living room ■ Kitchen ■ Dining Room ■ Delightful, approximately 50ft rear garden ■ Off street parking for two cars ■ Convenient location ■ Walking distance to station

**PRICE: £450,000 FREEHOLD**



## SITUATION

The property is located within easy reach of Sevenoaks High Street, main line railway station and Bat & Ball railway station. There are also local shops nearby, a doctor's surgery and hospital with X-Ray department and Minor Injuries. The nearest and easily reached Primary schools are St Johns & Sevenoaks County Primary. The Trinity School, Weald of Kent Grammar School for girls and Tunbridge Wells Grammar School for boys are also within walking distance as is Knole Academy.

Sevenoaks High Street is about a mile away with Sevenoaks main line station (fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street) a similar distance. Bat & Ball railway station is about 10 minutes walk (services to Victoria/Bromley South or for a connecting service to Sevenoaks main line railway station), Sainsbury's Superstore is about 0.9 miles distant. Access to the M25 (junction 5) can be found at the Chevening interchange about 2.5 miles distant.

National Trust owned Knole House with its 1,000 acre deer park in which to run/roam is within easy reach.

## DIRECTIONS

From the town proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue on this road and this leads into St Johns Hill. As you approach the shops the property can be found on your right hand side next to Doves before the second turning for Wickenden Road. For viewings, it is easiest to park in Wickenden Road and walk around.

## GROUND FLOOR

### ENTRANCE HALL

Front door to spacious entrance hall with double glazed window to side, borrowed light window to dining room, radiator, small understairs cupboard housing gas and electric meters and RCD unit, turning staircase to first floor, doors to living room, bathroom and kitchen.

### LIVING ROOM



10' 6" x 17' 4" (3.20m x 5.28m) Double glazed bow window to front and second double glazed window, radiators, brick fireplace with electric fire, picture rail.

### BATHROOM



7' 1" x 4' 8" (2.16m x 1.42m) Modern suite comprising walk in shower, low level W.C, pedestal wash hand basin, part tiled walls tiled floor, extractor fan.

### KITCHEN



10' 1" x 5' 6" (3.07m x 1.68m) Wood fronted wall and base units, worktops, fitted Neff oven and hob with extractor fan, space for under counter fridge and washing machine, fitted broom cupboard, 1 1/2 bowl single drainer ceramic sink unit, part tiled walls and tiled floor open to dining room.

### DINING ROOM



7' 6" x 15' 5" (2.29m x 4.70m) Double glazed patio doors and windows overlooking garden, radiator, parquet floor, opaque double glazed windows to side.

## FIRST FLOOR

### LANDING

Small coat storage cupboard, radiator, double glazed window to side, access to insulated loft with ladder.

### BEDROOM 1



9' 8" x 13' 9" (2.95m x 4.19m) Two double glazed windows to rear, radiator, corner cupboard housing gas fired boiler and insulated hot water tank door to W.C.

### ENSUITE W. C.

Low level W.C. inset wall mounted wash hand basin, opaque double glazed window to side.

### BEDROOM 2



10' 6" x 10' 5" (3.20m x 3.17m) Double glazed window to front, radiator.

### BEDROOM 3



7' 6" x 6' 0" (2.29m x 1.83m) Accessed via a bifold door, double glazed window to front, radiator, charming built in dressing table, shelving, wardrobe.

## OUTSIDE

### FRONT GARDEN

Off street parking for 2 vehicles. Raised flower beds, pathway to secure side access.

### REAR GARDEN



Approximately 50 ft long with two outbuildings - one with power light and water. Mainly paved and well established. Accessed via an enclosed and secure side access.  
Council tax band: D