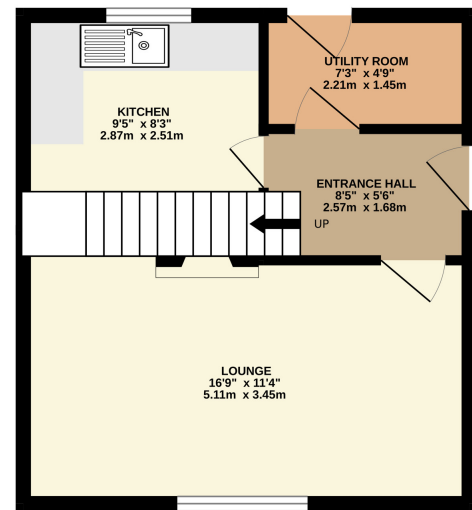
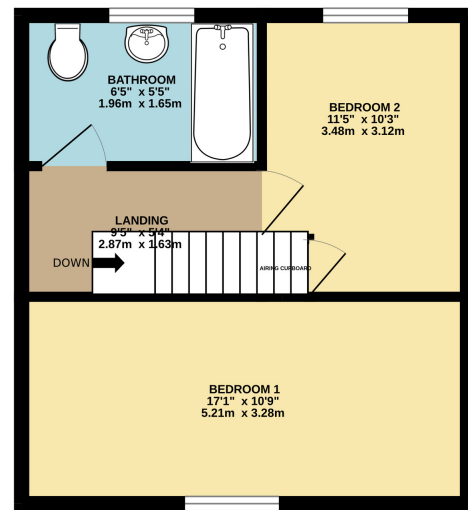


GROUND FLOOR  
319 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 644 sq.ft. (59.9 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		
(69-80)	C		76
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 15 LEA ROAD, SEVENOAKS, KENT TN13 1QP

Update and style to your own personal taste with this 2 bedroomed semi detached home tucked within a cul de sac location on the favoured south side of town. The front bedroom is a generous size and could be divided to split into 2 to create a 3 bedroom home. There is no chain and the property has been priced to sell.

Main bedroom 17'1" ■ Bathroom ■ Bedroom two double ■ Lounge ■ Kitchen ■ Study/utility ■ Gardens to front and rear ■ Under a mile to town ■ 1.5 miles to station ■ On street parking

**PRICE: £425,000 FREEHOLD**



## SITUATION

The property is located within easy reach of the town centre with its varied shops, leisure complex including swimming pool and library. The main line railway station for trains to London Charing Cross/Cannon Street in about 30 minutes, is within walking distance. Historic Knole House with its 1,000 acre deer park is on the doorstep with its tranquil setting and easy roaming. A wide selection of primary, preparatory and secondary schools can be found in the Sevenoaks area with Solefields, New Beacon and Sevenoaks School all within easy reach. The towns of Tonbridge and Tunbridge Wells are easily reached and both provide boys and girls high performing Grammar schools. The A21 for easy access to the M25/M20/M2 is also within a short drive. There are a number of renowned golf courses in the area including Wildernesse, Knole and Nizels.

## DIRECTIONS

From Sevenoaks high street proceed south on the Tonbridge Road. Continue past Sevenoaks School on your left hand side and take the second turning on your right into Weald Road, then turn first right into Lea Road and number 15 can be found on the left hand side corner as you bear right.

## GROUND FLOOR

### ENTRANCE HALL



8' 5" x 5' 6" (2.57m x 1.68m) Upvc front door to entrance hall, radiator, stairs to first floor, door to kitchen, lounge, utility/study.

### LOUNGE



16' 9" x 11' 4" (5.11m x 3.45m) Windows to front and side, wall mounted gas fire with baxi back boiler.

### KITCHEN



9' 5" x 8' 3" increases to 11' 2" (2.87m x 2.51m) Fitted with wall and base units, stainless steel single drainer sink unit, worktops, larder, understairs storage housing gas meter

### REAR LOBBY/ UTILITY/STUDY



7' 3" x 4' 9" (2.21m x 1.45m) Upvc door to rear, RCD unit.

## FIRST FLOOR

### LANDING



9' 5" x 5' 4" (2.87m x 1.63m) Access to loft, doors to bedrooms and bathroom.

### BEDROOM 1



17' 1" x 10' 9" (5.21m x 3.28m) Double glazed window to front, radiator.

### BEDROOM 2



11' 5" x 10' 3" (3.48m x 3.12m) Double glazed window to rear, airing cupboard.

### BATHROOM



6' 5" x 5' 5" (1.96m x 1.65m) Panelled with overhead shower, pedestal wash hand basin, low level W.C., part tiled walls, opaque double glazed window to rear.

## OUTSIDE

### FRONT GARDEN

Approximately 30 ft Mainly laid to lawn path to front door.

### REAR GARDEN



Approximately 35 ft long mainly laid to lawn

### COUNCIL TAX BAND C