



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



9 LARKFIELD ROAD, SEVENOAKS, KENT TN13 2QH

Offered on the market for the time in over 60 years, this 1930's three bedroom semi-detached home presents a truly rare opportunity to acquire a much loved family home with enormous potential to extend (subject to planning). Ideally situated within sought-after school catchment areas and offering excellent access to the M25, this home is perfect for families and commuters alike. Enjoy generous front and rear gardens, off street parking, and a convenient residential location close to local amenities.

Living Room ■ Dining Room ■ Kitchen ■ Downstairs Bathroom ■ Conservatory/Utility Area ■ 3 Bedrooms ■
Ensuite Cloakroom ■ Double Garage ■ No Chain

PRICE: £595,000 FREEHOLD

SITUATION

The property is placed within walking distance of Amherst School and Riverhead Infants School. Chevening School is also within easy reach whilst Sevenoaks main line railway for an excellent service of trains to London Charing Cross/Cannon Street is a short drive or can be reached on foot via a public footpath. The centre of Riverhead is within easy reach and offers local shops and a Tesco 24 hour superstore. Junction 5 of the M25 is within a short drive. Sevenoaks town is about two and a half miles and offers a variety of shops, library and swimming pool complex. Historic Knole provides a great retreat with its 1,000 acre deer park. If time allows there are some excellent country walks on the doorstep.

DIRECTIONS

From Sevenoaks town proceed north on the London Road towards Riverhead turning left at the roundabout up Worships Hill (A25) and continue into Bessels Green passing the village green on the left. Take the next turning on your left (not by the green) into Bessels Way and proceed to the end of the road. Turn right (Larkfield Road) and number 9 will be found on your right hand side.

GROUND FLOOR

ENTRANCE

UPVC front door, glazed panel door to living room, stairs to first floor.

LIVING ROOM



11' 6" x 17' 10" (3.51m x 5.44m) Double glazed UPVC window to front, radiator, electric fire with brick surround, wooden mantle, brick hearth, originally an open fire, glass panel door to dining room, archway through to kitchen.

DINING ROOM



12' 3" x 8' 6" (3.73m x 2.59m) Double glazed UPVC window to conservatory and to rear, double glazed UPVC patio doors to garden, radiator.

KITCHEN



8' 1" x 12' 7" (2.46m x 3.84m) A range of wall and base units with worktops over, space for free standing oven, extractor hood double glazed UPVC window to front, radiator, plumbed for dishwasher, stainless steel one and a half bowl single drainer sink unit, double glazed UPVC window to rear looking into conservatory, stable door to inner hallway.

INNER HALLWAY

Doors to bathroom, kitchen, conservatory, Worcester Bosch boiler.

BATHROOM



6' 0" x 7' 10" (1.83m x 2.39m) Double glazed UPVC window to front, white suite comprising shower bath with mixer tap, rainfall power shower and glass shower screen, low level W.C., pedestal wash hand basin, storage cupboard, tiled floor, part tiled walls, white heated towel rail.

CONSERVATORY



10' 7" x 9' 3" (3.23m x 2.82m) Wooden door to garden, outside tap, plumbed for washing machine, radiator, double glazed UPVC windows to side and rear.

FIRST FLOOR

LANDING

Double glazed UPVC window to rear, doors to bedrooms, access to insulated loft, airing cupboard with shelving and hot water tank.

BEDROOM 1



10' 2" x 12' 10" (3.10m x 3.91m) Double glazed UPVC window to front, radiator, cupboard with shelving, door to ensuite cloakroom.

ENSUITE CLOAKROOM

Vinyl flooring, low level W.C., pedestal wash hand basin.

BEDROOM 2



11' 10" x 8' 10" (3.61m x 2.69m) Double glazed UPVC window to front, original fireplace, radiator, walk in cupboard area.

BEDROOM 3

6' 11" x 9' 1" (2.11m x 2.77m) Double glazed UPVC window to rear, fitted wardrobes with dressing table and mirror, radiator.

OUTSIDE

FRONT GARDEN

Lawn area to side, driveway with off street parking leading to a double garage and rear garden..

GARAGE

16' 3" x 21' 2" (4.95m x 6.45m) Double garage with up and over door, power and light, windows to side and rear, door to garden.

REAR GARDEN



Approximately 70ft with patio area and pond, access to front and garage, steps leading to lawn area, shed, greenhouse, well stocked borders.

COUNCIL TAX BAND E £2,877.50