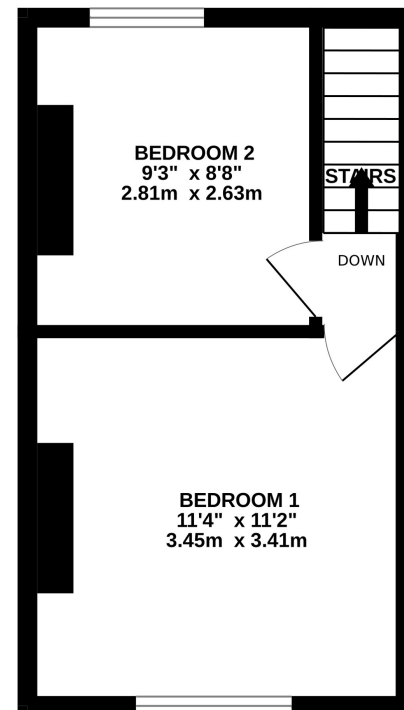
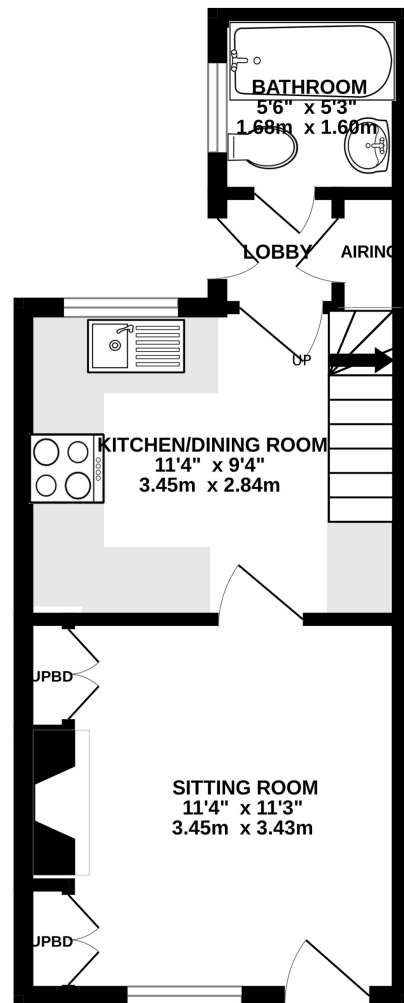


1ST FLOOR
223 sq.ft. (20.7 sq.m.) approx.



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		86
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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11 PROSPECT ROAD, SEVENOAKS, KENT TN13 3UA

Two bedrooms ■ Charming Victorian cottage ■ Sitting room with open fireplace ■ Attractive kitchen/breakfast room ■ Double glazing ■ Rear garden, ideal for al fresco entertaining ■ Modernised throughout ■ Ready to move into ■ Walking distance of local shops, cafés, Sevenoaks station and Sevenoaks town ■ NO CHAIN.

PRICE: GUIDE PRICE £400,000 FREEHOLD

SITUATION

The property is situated in a quiet and popular one way residential street in the Hollybush area of Sevenoaks. There are a variety of shops and a café only a couple of minutes walk away. Sevenoaks High Street is a short walk away and offers varied shopping facilities, a leisure centre, library and restaurants. There are many popular schools in the area, both in the state and private sector, including St John's CE Primary School which is within walking distance. Sevenoaks station, with its fast trains to London in as little as 22 minutes, is around 0.8 miles away. Access to the M25 motorway just to the west of Sevenoaks at Chevening, Junction 5 is within a short drive. There are many green spaces in the surrounding area, including Historic Knole House with its 1,000 acre deer park within easy reach.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine cricket ground on your right and continue straight on until you reach the shops at upper St Johns. Continue past the shops and take the next turning on your right which is Quakers Hall Lane. Prospect Road is the first turning on your right hand side and number 11 is on the right hand side. Please note that Prospect Road is a one way street. We would suggest parking on Quakers Hall Lane.

GROUND FLOOR

SITTING ROOM



11' 4" x 11' 2" (3.45m x 3.40m)

Double glazed window to front with radiator beneath, exposed brick fireplace with open fire, two cupboards either side housing electric meter and RCD unit and providing storage space, door to kitchen/dining room.

KITCHEN/DINING ROOM



11' 4" x 9' 3" (3.45m x 2.82m)
Comprehensively fitted with high gloss wall and base units, wooden effect worktops, integrated oven with extractor hood above and electric ceramic hob, tiled splashback, fitted washing machine, cutlery drawers, stainless steel single drainer sink unit with mixer tap, fitted fridge, fitted freezer, double glazed window to rear, breakfast bar area, door to rear lobby.

REAR LOBBY

Door to bathroom, door to storage cupboard, door to garden.

BATHROOM



Modern white suite comprising a panelled bath with attractive tiled splashback, low level W.C., pedestal wash hand basin, tiled walls, wall-mounted mirrored cabinet, obscure double glazed window to side.

FIRST FLOOR

LANDING

Doors to bedrooms, hatch to loft, wall-mounted Worcester boiler.

BEDROOM 1



11' 5" x 11' 1" (3.48m x 3.38m)
Double glazed window to front, radiator, carpet.

BEDROOM 2



9' 3" x 8' 8" (2.82m x 2.64m)
Double glazed window to rear, radiator, carpet.

OUTSIDE

FRONT GARDEN



There is small area of garden to front with pathway and stones.

REAR GARDEN



The west facing rear garden is enclosed with an outside tap and small steps to a shingled courtyard. This low maintenance space provides a lovely space to sit outside with a cup of tea or enjoy some al fresco entertaining.

COUNCIL TAX

Band C: Approx. £2187.45 (2025/26 figure)