

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



3 JULIANS WAY, SEVENOAKS, KENT TN13 2PE

Attractive 1950's built extended 4 bedroom semi detached house, located in a superb position opposite 'Julians Meadow' with views towards the North Downs. The property boasts extensive and adaptable accommodation on a great plot, with wrap around gardens. There is a detached garage alongside enclosed gated parking.

4 bedrooms ■ Two bathrooms ■ Dressing area ■ En-suite potential ■ Utility area ■ Extensive living space ■ Energy efficient with double glazing throughout ■ Garage ■ Wrap around garden ■ NO CHAIN

PRICE: £795,000 FREEHOLD



SITUATION

The property is located within walking distance (about 20 minutes) of Sevenoaks main line railway station for an excellent service of trains to London Charing Cross/Cannon Street in around 30 minutes. Sevenoaks Town Centre is also within walking distance offering a wide variety of shops, restaurants, leisure centre with swimming pool and library. There are a number of golf courses within easy reach including Knole, Wildernesse and Nizels. The area is renowned for its wide selection of schools including The New Beacon Preparatory School which is within close proximity.

DIRECTIONS

From Sevenoaks town centre proceed south on the Tonbridge Road. Turn right just after the traffic lights by Sevenoaks School into Oak Lane. Proceed down Oak Lane and take the fifth turning on your right into Grange Road. Take the first turning on your right hand side into Julians Way and number 3 on your left hand side.

ENTRANCE HALL

15' 9" x 3' 6" (4.80m x 1.07m) Radiator, doors to front and rear.

DINING/FAMILY ROOM



21' 6" x 11' 3" (6.55m x 3.43m) A spacious dining room with two double glazed windows to front, two radiators and wooden floor.

KITCHEN



11' 2" x 10' 6" (3.40m x 3.20m) An attractive kitchen with grey wall and base units, an integrated fridge freezer, dishwasher, five ring gas hob, oven, bin store, extractor hood, one and a half stainless steel single drainer sink unit, tiled floor and a radiator.

LIVING ROOM



14' 2" x 13' 2" (4.32m x 4.01m) This property benefits from plenty of living space. There is an additional separate living room with a large double glazed window to side and a radiator.

INNER HALL

11' 0" x 5' 9" (3.35m x 1.75m) Convenient downstairs storage cupboard.

BATHROOM



9' 8" x 4' 4" (2.95m x 1.32m) The downstairs bathroom offers a double shower, low level W.C., wash hand basin set into furniture with an opaque double glazed window to side.

UTILITY ROOM

8' 8" x 4' 4" (2.64m x 1.32m) Gas fired boiler, stainless steel single drainer sink unit, plumbed for washing machine.

LANDING

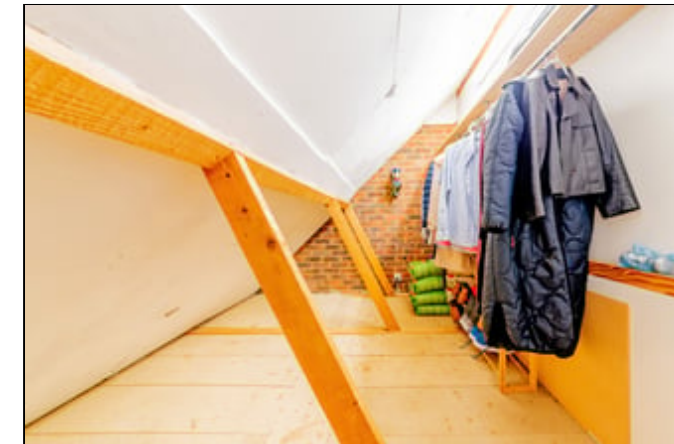
9' 8" x 6' 4" (2.95m x 1.93m) Access to loft, radiator.

BATHROOM



5' 5" x 5' 0" (1.65m x 1.52m) Modern white suite comprising panelled bath with mixer tap and shower, wash hand basin, low level W.C. inset to furniture, tiled floor and an opaque double glazed window to rear.

BEDROOM 1



11' 3" x 12' 0" (3.43m x 3.66m) A spacious master with a two double glazed windows to the side, radiator and deep integrated wardrobe. The eaves storage provides a walk in dressing area, or could offer potential for an en-suite.

BEDROOM 2



11' 2" x 10' 6" (3.40m x 3.20m) Double bedroom with a double glazed window to rear, two integrated cupboards and a radiator.

BEDROOM 3

11' 2" x 11' 7" (3.40m x 3.53m) Double bedroom with double glazed window to front and a radiator.

BEDROOM 4

7' 5" x 8' 7" (2.26m x 2.62m) This bedroom has space for a double bed, with a double glazed window to front, integrated cupboard space and a radiator.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn and screened by well established mature hedging.

REAR AND SIDE GARDEN



Mainly laid to lawn and screened by mature hedging, with a gate and pathway for access. Double gates lead to the spacious driveway, and a delightful summerhouse features in the rear corner.

GARAGE

Detached garage approached via secure double gates and driveway with extensive off street parking.

COUNCIL TAX BAND E