



TOTAL FLOOR AREA : 2190 sq.ft. (203.4 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			
(82+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



66 ST JAMES'S ROAD, SEVENOAKS, KENT TN13 3NG

Down an extremely desirable private road is this attractive, Georgian style detached home. Set back from the road, partially hidden behind trees and bushes, this 4 bedroom property features a large lounge and dining area, garden and garage. Moments away from a reputable primary school, and walking distance to Sevenoaks town and station, this property has it all, with fantastic location and space, as well as offering great potential to extend and refurbish to your own tastes.

Great location for schools and station ■ Garden ■ 4 bedrooms ■ Integrated double garage ■ Private road ■ Quiet and peaceful ■ Georgian style ■ Approximately 1/5th acre ■ Detached ■ Master bedroom with ensuite

PRICE: GUIDE PRICE £1,100,000 FREEHOLD



SITUATION

St James's Road is only a short, approximately 5 minutes, walk from the shops and amenities of St John's. Sevenoaks station is approximately an 18 minute walk or 5 minute drive from the property (0.8mi), with direct and fast lines to stations such as London Bridge, Charing Cross, Waterloo East, Ashford International and Dover. Bat & Ball station is around a 9 minute walk or 3 minute drive (0.4mi), with direct trains to stations such as London Blackfriars, Elephant & Castle and Sevenoaks. Sevenoaks town centre is approximately a 25 minute walk or 6 minute drive (1.2mi). Sevenoaks Primary School is about a 3 minute walk (0.2mi). Sevenoaks Wildlife Reserve is about a 15 minute walk or 3 minute drive from the property.

DIRECTIONS

Proceed on the Dartford Road in a northerly direction. At Upper St Johns, turn left into Bradbourne Road and bear sharp right and then left into St John's Road. Continue down St John's Road towards the bottom of the road and St James's Road is the last turning on the left hand side. Number 66 is on the right hand side.

COVERED PORCH

An attractive covered porch area, with a pediment, courtesy light, UPVC front door, UPVC sealed unit double glazed side windows.

ENTRANCE HALL

Skirting radiator, covered cornice, stairs up to the first floor, understairs cupboard.

CLOAKROOM

Hand wash basin, low level W.C., radiator, UPVC sealed unit double glazed window to the side, part tiled walls, vinyl floor and covered cornice, featuring an appealing circular window.

BEDROOM/STUDY

7' 05" x 8' 07" (2.26m x 2.62m)

A convenient study area with a UPVC window, which could potentially be used as single bedroom.

LIVING ROOM



16' 0" x 18' 7" (4.88m x 5.66m)

The spacious South facing lounge opens into the dining area, allowing an area of perfect flow for entertaining and family space. The two large UPVC windows to the front ensure a bright and airy living space, with skirting radiator and covered cornice.

DINING ROOM



12' 8" x 12' 0" (3.86m x 3.66m)

Moving through the lounge, one is greeted with a dining space large enough to seat twelve. Two UPVC sealed unit double glazed windows to the side, with frosted glass, accompany the service hatch to the kitchen, covered cornice and large double doors into the conservatory.

CONSERVATORY

12' 10" x 14' 05" (3.91m x 4.39m)

A more recent extension, the conservatory offers a lovely space to look out to the garden, with doors leading out to the patio, with blinds throughout.

KITCHEN

11' 7" x 8' 6" (3.53m x 2.59m)

With a range of oak fronted ground and wall cupboards, worktops incorporating a stainless steel drainer sink with mixer tap, double radiator, an incorporated four ring gas hob with extractor and Belling oven underneath, the kitchen offers plenty storage, with the potential to remodel if one so desires. UPVC sealed unit, double glazed oriel bay window to rear with deep sill, fluorescent strip light, space and plumbing for a dishwasher, display shelves, cupboards housing a gas fired boiler for central heating and hot water, finished with ceramic splashback tiling and vinyl floor.

BREAKFAST ROOM



9' 4" x 13' 0" (2.84m x 3.96m)

A perfect extended kitchen space for breakfast looking out to the garden and courtyard, or for utilities, this room adjoins the kitchen and has a double bowl stainless steel sink with mixer tap, ground and wall oak fronted cupboards, a multi-paned window to the rear and front, space and plumbing for a washing machine, alongside ceramic splashback tiling, covered cornice, space for a fridge/freezer and worktops.

LANDING

Hatch to the left with gravity ladder, which is partially boarded with

stand in the centre. The landing contains an airing cupboard with lagged copper cylinder and immersion heater, as well as a large storage cupboard.

MASTER BEDROOM



15' 11" x 14' 11" (4.85m x 4.55m)

Presenting plenty of integrated storage, with two built in double wardrobes, built in bedhead with shelved cupboards to either side, and a further built in wardrobe cupboard. The two large UPVC sealed unit double glazed windows to the South facing front make the room extremely bright, accentuating its capaciousness.

EN-SUITE

Off the master bedroom and featuring a panelled bath, hand wash basin, low level white W.C., fully tiled walls, UPVC sealed unit double glazed window to the side, with frosted glass, a vinyl floor, shaver point and double radiator.

BEDROOM 2



11' 8" x 10' 3" (3.56m x 3.12m)

The second largest bedroom, with two large, South facing, UPVC sealed unit doubled glazed windows to the front and a radiator.

BEDROOM 3

9' 5" x 8' 9" (2.87m x 2.67m)

Integrated double wardrobe cupboard, radiator and UPVC sealed unit double glazed window looking out to the garden.

BEDROOM 4

12' 6" x 8' 9" (3.81m x 2.67m)

Another spacious bedroom, with a radiator, built in double wardrobe cupboard, shelving and UPVC sealed unit double glazed windows looking over the conservatory.

SHOWER ROOM

This handy shower room, located centrally on the landing, features an Aqualisa shower, fully tiled walls, a radiator and ceramic tiled floor.

BATHROOM

The main bathroom contains a panelled bath, hand wash basin, low level W.C., shaver point, radiator, cabinet, fully tiled walls and a UPVC sealed unit double glazed window, with frosted glass, to the side.

FRONT GARDEN



The South facing front garden offers a large driveway, with space for many cars. It has a pathway, lawn, hedges at the property boundary and many flowers, plants and shrubs. The mixture of trees, both young and very mature, compliment the exterior of the property as well as sheltering it in, hidden away from the road.

GARAGE

18' 0" x 16' 0" (5.49m x 4.88m)

With excellent depth of frontage, the large driveway leads to the double garage which has electronically controlled up and over door, light and power.

REAR GARDEN



The secluded, private rear garden is sheltered by numerous mature trees and Yew hedges, and comprises of a patio with brick wall acting as a screen, water tap, courtesy lighting, lawn, flower beds and borders with an array of shrubs, bushes, trees and flowers. There is also a garden shed to the rear with power and lighting. The total plot of the property extends to approximately a fifth of an acre.

Council tax: Band G