



## APRIL COTTAGE, ASHGROVE ROAD, SEVENOAKS, KENT TN13 1SX

April Cottage is a charming picturesque four bedroom semi-detached cottage, nestled in a serene setting on the south side of Sevenoaks, yet conveniently close to coveted schools and local amenities as Sevenoaks town is only a short drive away. The property benefits from a double storey extension, a sunny south west facing garden, detached garage and driveway with plenty of space for parking. This classic home still offers potential to update to personal taste and shape into one's dream home.

Four bedrooms ■ Two reception rooms ■ Upstairs bathroom ■ Downstairs WC ■ Sunny south west facing garden ■ Detached garage ■ Private driveway ■ Extended ■ Scope for further enlargement ■ Desirable Sevenoaks location

**PRICE: GUIDE PRICE £850,000 FREEHOLD**



## SITUATION

April Cottage is nestled in the desirable south side of Sevenoaks, with its perfect blend of rural charm and convenience. Sevenoaks town centre is only one mile distant, and offers a variety of shopping facilities, a leisure centre, library, pubs and restaurants.

Sevenoaks main line railway station is only 1.7 miles away, and offers fast and frequent services to London Bridge in as little as 22 minutes, as well as services to the coast and Ashford International.

Primary Schools in the area include Riverhead, Lady Boswell's CEP, St Thomas' RCP, St John's CEP, and Sevenoaks CP. Secondary Schools in the area include Weald of Kent Girls Grammar, Trinity Secondary School and Knole Academy in Sevenoaks, Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammar in Tonbridge with various others in Tunbridge Wells. Private Schools can be easily reached with New Beacon Preparatory School (0.1 miles) within a short walk of the property whilst Sevenoaks School (0.9 miles), Solefields Preparatory School (0.9 miles) and Walthamstow Girls School are within easy reach.

## DIRECTIONS

From Sevenoaks town, proceed south taking the first right turn into Oak Lane, which is just after the traffic lights and opposite Sevenoaks School. Continue on this road until you reach the Brittain's Lane crossroads. Ashgrove Road is the turning on your left hand side. April Cottage is the second property on the right hand side.

## GROUND FLOOR

### ENTRANCE PORCH

1.47m x 1.34m (4' 10" x 4' 5") Front door with upper obscure glazing, double glazed window to front. Carpeted with space for coats and shoes, and multi-paned door into hallway.

### HALLWAY

Carpeted with doors to the living room, dining room and utility space, stairs up to first floor. Radiator, and cupboard housing RCD unit and electric meter.

### LIVING ROOM



5.04m x 3.13m (16' 6" x 10' 3") Spacious reception room with double glazed windows to the front and rear looking out to the gardens, radiators beneath. Open fireplace with brick surround.

### UTILITY ROOM

2.2m x 1.27m (7' 3" x 4' 2") Obscure double glazed window to front, space for washing machine and tumble dryer with worktop above, vinyl tiled effect flooring. Storage cupboard in corner, with door to WC.

### WC

2.2m x 0.88m (7' 3" x 2' 11") Double glazed window to side, vinyl tiled effect flooring, radiator, low level WC, wall-mounted hand wash basin, Potterton gas fired boiler.

### DINING ROOM

2.54m x 4.14m (8' 4" x 13' 7") Two double glazed windows to side with radiator beneath, multi-paned door to rear garden and door to kitchen. The dining room is carpeted and there is a useful understairs storage cupboard.

### KITCHEN



3.5m x 2.86m (11' 6" x 9' 5") Double glazed windows to rear and side, door to side into garden, vinyl tiled effect flooring, radiator. Kitchen comprises matching wall and base units with drawers, Bosch electric hob, extractor, integrated Hotpoint double oven, space for fridge and freezer, with tiled splashback.

## FIRST FLOOR

### LANDING

Ornate balustrade, carpet, hatch to loft, doors to bathroom and bedrooms and double glazed window to rear. Door to airing cupboard with shelving and housing hot water tank.

### BEDROOM



3.5m x 2.86m (11' 6" x 9' 5") Double bedroom with double glazed window to rear with views across the garden, radiator beneath, carpet.

### BEDROOM



2.23m x 3.13m (7' 4" x 10' 3") Double glazed window to rear with radiator beneath, carpet.

### BATHROOM



2.56m x 1.59m (8' 5" x 5' 3") Velux window to side, vinyl flooring, mostly tiled. Comprising low level WC, heated towel rail, radiator, pedestal hand wash basin, bath with Triton wall-mounted electric shower above.

### BEDROOM

2.22m x 2.3m (7' 3" x 7' 7") Double glazed window to front with radiator beneath, cupboard with shelving, carpet.

### BEDROOM



2.61m x 4.5m (8' 7" x 14' 9") Double bedroom with two double glazed windows to front, one with radiator beneath. Integrated storage with clothes rails and shelving, carpet.

## OUTSIDE

### DRIVEWAY

With parking for multiple vehicles, leading up to the garage.

### FRONT GARDEN



Screened by various shrubs and bushes, with an area of lawn and pathway to the front door and side access to the rear garden.

### REAR GARDEN



Secluded and sunny, this generously sized south west facing garden offers an idyllic space for relaxing. Mainly laid to lawn, with fruit trees and various shrubs and bushes. There is an outside tap, outside light, a paved area and side access via a gate.

### GARAGE

6.2m x 3.08m (20' 4" x 10' 1") Double doors, windows to side and rear, with power and light.

### COUNCIL TAX

Band E: £2,867.25 2024/25