



TOTAL FLOOR AREA : 880 sq.ft. (81.8 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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10 ARGYLE ROAD, SEVENOAKS, KENT TN13 1HJ

A spacious period terraced house in need of modernisation located in a prime position near to the centre of town. This character house which could be enlarged enjoys a reasonable rear garden and lies within walking distance of the town centre and railway station. This is probably one of the last houses in this area which has remained virtually untouched and is now an exceptionally rare opportunity. NO CHAIN.

Great potential ■ Central Sevenoaks location ■ Walking distance of Sevenoaks station and town ■ Rare Opportunity ■ 2 Reception Rooms ■ 2 Bedrooms ■ Cellar with potential ■ High ceiling heights ■ Loft with potential ■ 60ft Rear Garden

PRICE: GUIDE PRICE £650,000 FREEHOLD



SITUATION

The property is centrally situated within easy walking distance of Sevenoaks town centre and main line railway station. The train service to London Charing Cross/London Bridge/Cannon Street is fast and frequent and the journey time is about 30 minutes.

The town offers varied shopping, a library and swimming pool complex. There are excellent educational facilities in the area in both the state and private sectors. St Thomas Primary School is a short walk away. A number of golf clubs exist nearby including Wildernesse, Knole Park and Nizels. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for children. The property is well placed for easy access to major roads and junction 5 for the M25 can be accessed at Chevening which is a short drive away.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction to the Pembroke Road traffic lights. Turn left here and continue to the end of the road keeping right. Continue through the traffic lights and go straight over into Argyle Road. The property will be found on your right hand side just after the right hand turning into Gordon Road.

ENTRANCE HALL

3' 4" x 2' 7" (1.02m x 0.79m)

Door leads into the lounge.

LOUNGE



14' 10" max x 12' 8" max (4.52m x 3.86m)

Chimney breast with open fireplace, Pine mantle and tiled hearth, two sealed unit double glazed windows to the front, two radiators, varied range of built in Pine cupboards, shelves and bookcases, laminate floor, coved cornice, two wall lights, opening leads through to the inner hall.

CLOAKROOM

6' 0" x 2' 7" (1.83m x 0.79m)

Window to rear, low level wc, fully tiled walls.

DINING ROOM



12' 0" x 11' 0" (3.66m x 3.35m)

Sealed unit double glazed window to the rear, radiator, laminate flooring, chimney breast with open fireplace with decorative surround and mirrored over mantle, raised tiled hearth, coved cornice, ceiling rose, archway leads through to the kitchen and a door leads down to the cellar.

KITCHEN



11' 2" x 7' 4" (3.40m x 2.24m)

Ground and wall cupboards, tiled floor, Glow-worm gas fired boiler serving the central heating and hot water, door leads into the rear garden, sealed unit double glazed windows to the side and rear, Oak work tops incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap, cupboard under, space and plumbing for a washing machine, Lamona 4 ring electric hob with oven under, extractor over.

LOWER FLOOR

CELLAR

13' 3" x 10' 8" max (4.04m x 3.25m)

Light and power, gas meter, cupboard.

FIRST FLOOR

LANDING

14' 5" x 2' 8" (4.39m x 0.81m)

Hatch to the loft, radiator, laminate floor, cupboard, coved cornice.

BEDROOM 1



14' 10" x 12' 0" into bay (4.52m x 3.66m)

Chimney breast, radiator, laminate flooring, two sealed unit double glazed windows to the front, door leads into a wardrobe alcove, coved cornice, decorative ceiling rose, wall light.

BEDROOM 2



11' 8" narrowing to 9' 4" x 10' 10" max (3.56m x 3.30m)

Sealed unit double glazed window to the rear, wardrobe cupboard with clothes rail, coved cornice, laminate flooring, radiator.

BATHROOM



11' 2" x 7' 4" (3.40m x 2.24m)

Airing cupboard with pre-insulated copper cylinder and immersion heater, chimney breast, fully tiled walls, sealed unit double glazed window to the rear, radiator, wet room style shower with Triton electric wall shower, curtain, low level wc, wash hand basin with mixer tap.

OUTSIDE

FRONT GARDEN

There is a front garden with brick boundary wall with decorative railings, wrought iron entrance gate, raised flower bed.

REAR GARDEN



The rear garden which extends about 60ft is in need of some tender loving care, there is rear access on foot which leads around and into Argyle Road. A raised area with steps and a decorative wrought iron balustrade leads down to a lower paved area with outside water tap, a gate leads into the rest of the garden where there is also a greenhouse.

COUNCIL TAX

Band D. £2,345.93 payable 2024/2025.