

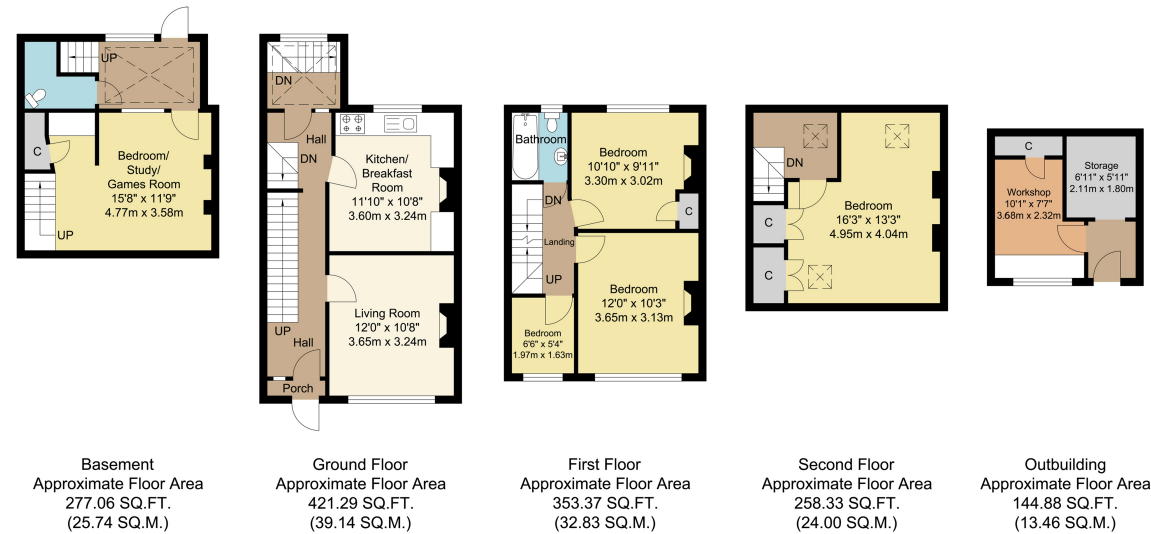
# JohnKingston

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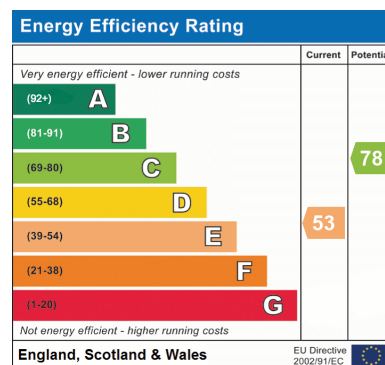
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TOTAL APPROX FLOOR AREA 1454.95 SQ.FT. (135.17 SQ. M.)  
For Identification Purposes Only.



40 SEAL ROAD, SEVENOAKS, KENT TN14 5AR

Built in 1910 this Edwardian mid terrace property provides deceptively spacious and flexible accommodation arranged over four floors. The property has been sympathetically improved and retains many period features including original fireplaces, wooden floors and picture rails. There is a pretty rear garden with workshop. To the front of the property is a shingle hard standing offering the potential for parking stpp.

Three/Four bedrooms ■ Period Features ■ Family Room ■ Bathroom ■ Kitchen/Dining Room ■ Cloakroom ■ Off Street Parking ■ Utility area ■ Lovely rear garden

PRICE: GUIDE PRICE £460,000 FREEHOLD



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SITUATION

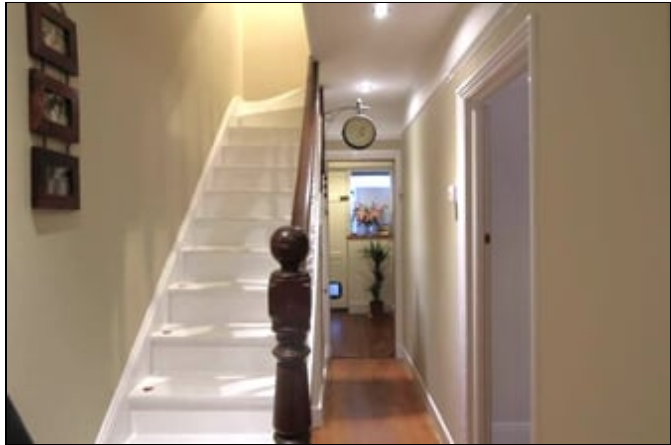
The property is situated on the northern outskirts of Sevenoaks Town. Bat and Ball station is within easy reach. The most direct route is to London Bridge, with a journey time of about 42 minutes. Other options include London Victoria, Charing Cross, and Blackfriars. Sevenoaks mainline station is just over a mile away known for its excellent links to London on the Charing Cross/Canon Street/London Bridge/Waterloo line. Sevenoaks town boasts a varied selection of shops, supermarkets, restaurants and entertainment and there is a leisure centre with swimming pool. There are a number of popular schools in the area, both state and private sector and the house is only a 5 minute walk to three highly renowned secondary schools, Trinity, Weald Grammar (satellite) and Tunbridge Wells Boys' Grammar (Satellite). Recreational facilities include golf at Wildernesse, Knole and Nizels, sailing at Chipstead Lakes and a host of walks and rides not to mention Knole House with its 1,000 acre deer park.

DIRECTIONS

From the High Street proceed in a Northerly direction through the Pembroke Road traffic lights and continue on the Dartford Road to the traffic lights at Bat and Ball. Turn right at these lights and number 40 can be found on your left hand side.

GROUND FLOOR

ENTRANCE HALL



Stairs to first floor, doors to lounge and kitchen, wood flooring.

KITCHEN/DINING ROOM



11' 8" x 10' 8" (3.56m x 3.25m) Fitted with wall and base units worktops, stainless steel sink unit,, double glazed window to rear, wood

flooring, fireplace surround, radiator, cupboard housing boiler, electric oven, hob and extractor fan.

LOUNGE



11' 10" x 10' 8" (3.61m x 3.25m) Double glazed window to front, radiator, cast iron Victorian fireplace, wood floor.

LOWER GROUND FLOOR

GAMES ROOM/BEDROOM/STUDY



16' 0" x 11' 8" (4.88m x 3.56m) Double glazed window to rear, radiator, door to utility area.

REAR LOBBY

Window and door to garden, door to cloakroom, stairs to ground floor.

CLOAKROOM

Low level W.C.

FIRST FLOOR

LANDING

Doors to bedrooms and bathroom, stairs to first floor.

BEDROOM 1



12' 0" x 10' 2" (3.66m x 3.10m) Double glazed window to front, radiator, cast iron fireplace.

BEDROOM 2



10' 10" x 10' 2" (3.30m x 3.10m) Double glazed window to rear, radiator, built in cupboard.

BEDROOM 3

8' 7" x 5' 4" (2.62m x 1.63m) Double glazed window to front, radiator.

BATHROOM



Fitted with a white suite comprising, panelled bath, low level W.C., wall mounted wash hand basin, tiled walls and floor, double glazed window to rear.

SECOND FLOOR

LANDING

Velux window, door to bedroom.

BEDROOM



16' 4" x 13' 1" (4.98m x 3.99m) Two Velux windows, radiator, fitted storage cupboards.

OUTSIDE

REAR GARDEN



There is a lovely garden to rear mainly laid to lawn with workshop to rear 10'1 x 7'7 with storage 6'11 x 5'11 and paved patio.

FRONT GARDEN

There is a gravelled space offering potential to create off street parking stpp.

COUNCIL TAX BAND C £2,187.45 PER YEAR