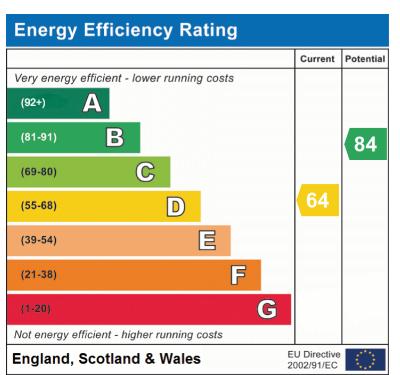


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



54 WICKENDEN ROAD, SEVENOAKS, KENT TN13 3PN

This 1930s semi-detached house features a traditional exterior, but offers more than initially meets the eye as you are greeted with a modern and welcoming interior. It has been tastefully updated and refreshed by the current owners, including installation of a new boiler, and is presented in excellent condition, making it a move-in ready family home. Ample off-street parking is available on the driveway, and the useful outbuildings at the end of the west facing rear garden provide a versatile space which would be ideal for a gym, conversion into a home office, workshop, or just as additional storage. Presenting potential enlargement possibilities (subject to the usual permissions), the home offers immediate comfort with exciting potential for a long-term opportunity.

Semi-detached house with space to side providing potential for enlargement (stpp) ■ Three bedrooms ■ Stylish bathroom ■ Living Room and Kitchen/Dining Room ■ Move-in ready ■ Recently installed Vaillant gas fired boiler (2024) ■ West facing rear garden, stretching to around 70ft and benefitting from being low maintenance ■ Ample parking on private driveway ■ Useful outbuildings to rear ■ Convenient for schools, shops and stations (Bart & Ball and Sevenoaks)

PRICE: GUIDE PRICE £595,000 FREEHOLD

SITUATION

Sevenoaks station is within around a 20 minute walk (1.2 miles), and offers fast and frequent trains to London in as little as 23 minutes. Bat & Ball station a short walk away (0.4 miles), which provides the Thameslink service to London Blackfriars, or one can change at Sevenoaks or Otford for the alternative routes to London. Sevenoaks town centre is accessible on foot (1.1 miles), and offers a good range of shopping and leisure facilities, with a friendly mix of high street names and unique independents. Activities include theatre at The Stag arts centre, Sevenoaks Leisure Centre, cricket at The Vine, a multitude of restaurants and cafés, Wednesday markets in Buckhurst Lane and Saturday markets at Blighs.

Local amenities are close at hand, with the variety of shops, which includes a Sainsburys Local, in the St Johns Hill area just a couple of minutes' walk away, and the independent Hollybush shops and the popular Rafferty's café around a 10 minute walk away (0.5 miles). There are many green spaces in the surrounding area, including Hollybush Recreation Ground (0.9 miles), Sevenoaks Wildlife Reserve (1.2 miles) and Historic National Trust owned Knole House with its 1,000 acre deer park, which is within easy reach.

Sevenoaks provides the opportunity for excellent schooling both in the state and independent sectors. Well regarded primary schools in the local area include Sevenoaks Primary (0.6 miles), The Granville School (1.1 miles), St John's CE Primary school (0.6 miles) and Lady Boswell's CE Primary School (1 mile). Popular secondary schools include the Trinity School, Weald of Kent Girls Grammar annexe and Tunbridge Wells Boys Grammar annexe (all 0.6 miles), Knole Academy (0.8 miles), the highly esteemed Sevenoaks School (1.9 miles) and Walthamstow Hall for Girls age 7 - 17 (0.8 miles). There are grammar schools for both boys and girls in Tonbridge and Tunbridge Wells.

Access to the M25 motorway just to the west of Sevenoaks at Chevening, Junction 5 is within a short drive. Please note that all stated distances are approximate.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine cricket ground on your right and continue straight on passing the Hollybush Lane shops at upper St Johns. Continue down St Johns Hill. Take the first turning to Wickenden Road, opposite Camden Road, and follow the road round to the left. Continue, and Number 54 will be found on your left hand side shortly after the turning to Little Wood on the right hand side.

GROUND FLOOR

ENTRANCE

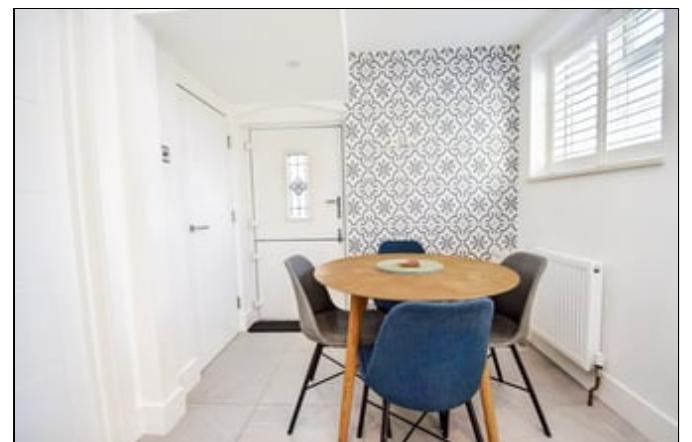
Amtico herringbone flooring, radiator, stairs up to first floor, door to living room.

LIVING ROOM



4.03m x 4.19m (13' 3" x 13' 9") Amtico herringbone flooring, double glazed window to front with plantation shutters, radiator, open fireplace with granite hearth and slate surround, fitted alcove storage and shelving.

KITCHEN/DINING ROOM



5.25m x 2.38m (17' 3" x 7' 10") Stylish kitchen with space for freestanding dining table and chairs. Matching high gloss wall and base units with quartz worktops, cutlery and deep pan drawers, sink inset to worktop with mixer tap and drainer grooves. Built-in high level microwave, fitted AEG dishwasher, space for washer/dryer, integrated fridge freezer, AEG fitted oven with induction hob and extractor above, cupboard housing Vaillant gas-fired boiler. The kitchen/dining room features tiled flooring throughout, French doors to the garden, a stable door to the side, radiator, cupboard with stopcock, larder cupboard with shelving housing gas and electric meters and consumer unit, double glazed window to rear with plantation shutters.

FIRST FLOOR

LANDING

Double glazed window to side with plantation shutters, carpet, doors to bathroom and bedrooms, hatch to loft. The loft is boarded and has a ladder and light.

BEDROOM 1



3.22m x 3.67m (10' 7" x 12' 0") Double bedroom with laminate wood effect flooring, double glazed window to front with plantation shutters, alcove space for freestanding wardrobes, radiator.

BEDROOM 2



3.27m x 3.08m (10' 9" x 10' 1") Double bedroom with double glazed window to rear, laminate wood effect flooring, radiator.

BEDROOM 3



1.97m x 2.20m (6' 6" x 7' 3") Single bedroom or convenient office space, with laminate wood effect flooring, radiator, double glazed window to front with plantation shutters.

BATHROOM



1.97m x 2.20m (6' 6" x 7' 3") Part -tiled, with obscure double glazed window to the rear, wall-mounted mirrored cabinet, low level WC with concealed cistern and furniture including hand wash basin, bath with shower attachment, heated towel rail, extractor.

OUTSIDE

DRIVEWAY

Block paved and providing ample parking space to the front, as well as extending down the side of the property via gates.

OUTBUILDINGS

Split into three sections and measuring approximately 2.7m x 1.7m (8' 10" x 5' 7"), 2.7m x 1.7m (8' 10" x 5' 7") and 3.5m x 3.5m (11' 6" x 11' 6"). There is power and light, the largest section has double doors, the middle has a stable door and the other has an open storage space with a door to further storage. The outbuildings are currently used as a home gym and storage, but could be adapted into a home office if one wished.

REAR GARDEN



The west facing rear garden extends to approximately 70ft and offers a low maintenance space to enjoy, with block paving along the side, a large patio area ideal for al fresco dining, artificial turf, a wooden playhouse, panelled fencing and a planted border. There is outside lighting and an outside tap.

Council Tax: Band D (approx. £2,460.88 2025/26 figure)