



93

ROSE COTTAGE

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95

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**93 Chevening Road, Chipstead, Sevenoaks, Kent TN13 2SA**  
**£525,000 - Freehold**





## PROPERTY DESCRIPTION

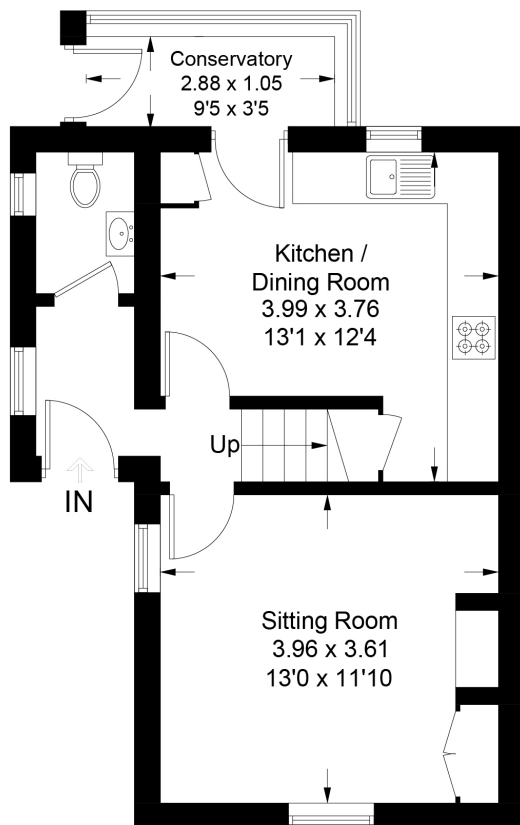
A beautifully presented two-bedroom period cottage located in the heart of the highly sought-after Chipstead Village; a stone's throw from Chevening Primary School and a short drive from Sevenoaks town centre and mainline station. The property benefits from a front reception room with a feature exposed brick fireplace, a cottage style kitchen/breakfast room, a handy downstairs W/C, two bedrooms and a family bathroom, as well as a south-west facing rear garden which enjoys views onto Chipstead recreation ground. Call us now for more information; We are **\*\*Open 8 am - 8 pm 7 Days a Week\*\***

## POINTS OF INTEREST

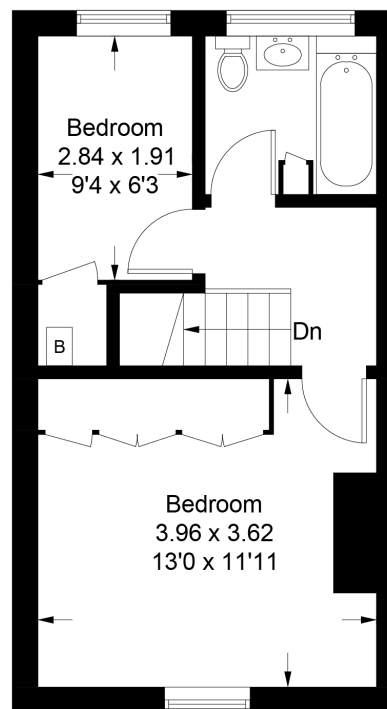
- END OF TERRACE COTTAGE
- TWO BEDROOMS
- PERIOD FEATURES
- BATHROOM AND CLOAKROOM W/C
- LOW MAINTENANCE REAR GARDEN
- SEVENOAKS STATION 1.6 MILES
- PARKING AVAILABLE ON STREET
- SOUGHT-AFTER LOCATION



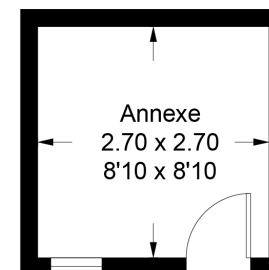
Approximate Gross Internal Area = 69.4 sq m / 747 sq ft  
 Annexe = 7.3 sq m / 78 sq ft  
 Total = 76.7 sq m / 825 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1045633)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		100
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			