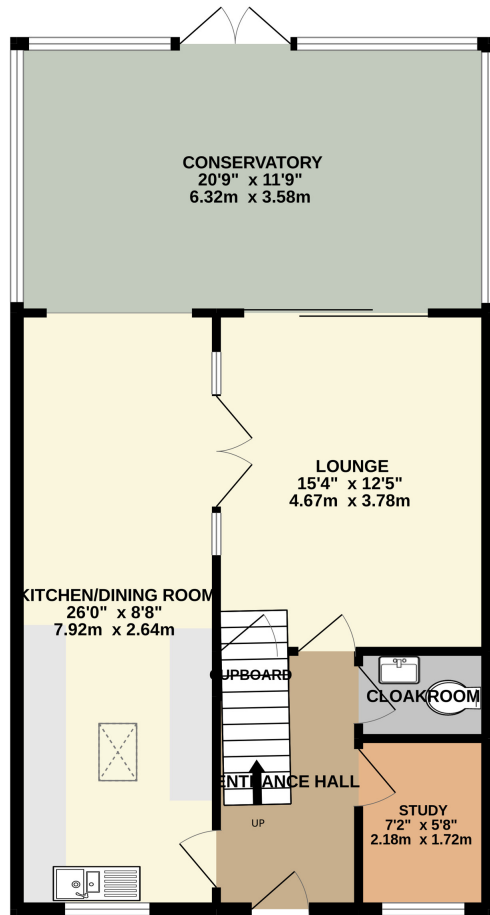
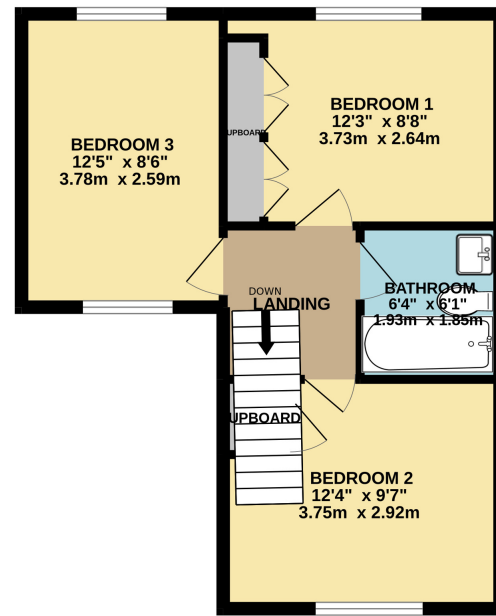


GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.

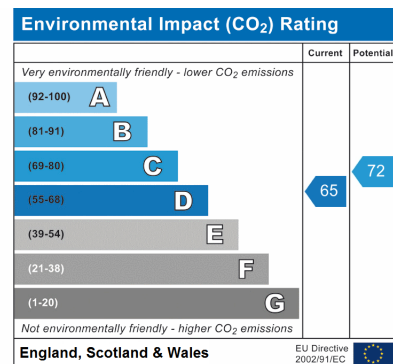
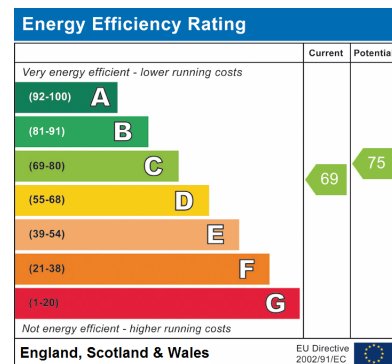


1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1201 sq.ft. (111.6 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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82 KENNEDY GARDENS, SEVENOAKS TN13 3UG

So much more than anticipated at first glance is offered with this considerably enlarged, 3 bedroom modern terraced house offering light, airy and adaptable accommodation lovely garden and garage en-bloc. Occupying a superb elevated position with far reaching views across to The North Downs this exceptional house must be viewed for full appreciation.

Entrance Hall ■ Cloakroom ■ Lounge ■ Study ■ Kitchen/Dining Room ■ Landing ■ 3 Bedrooms ■ Bathroom ■ Gas fired central heating ■ Off road parking ■ Excellent south facing rear garden ■ Garage en bloc ■ Fabulous Large Conservatory

PRICE: GUIDE PRICE £625,000 FREEHOLD



SITUATION

The property lies in a convenient yet tucked away residential area with no through traffic. This property has recently benefited from major refurbishments, such as new flooring, appliances and complete decoration. Local shops at Hollybush Lane are within walking distance as are shops at lower St Johns. There is a primary school nearby. Sevenoaks town centre and main line railway station to London are both easily accessed and can be reached on foot. The M25 at junction 5 also for the M20/M2 is within a short drive. There are a variety of recreational facilities in the area including a number of excellent golf courses. Historic Knole House with its magnificent 1,000 acre deer park is easily reached and provides tranquil roaming.

DIRECTIONS

From the High Street proceed in a northerly direction through the Pembroke Road traffic lights, turning first right into Seal Hollow Road. Keeping right proceed down the hill and take the left hand turning into Bayham Road. Kennedy Gardens is the third turning on the right hand side. Take the first turning on the right into the cul de sac and number 82 is on the right hand side.

GROUND FLOOR

COVERED PORCH

Outside courtesy light.

ENTRANCE HALL

11' 3" x 6' 2" (3.43m x 1.88m) Wood laminate floor, stairs to the first floor, radiator.

CLOAKROOM



5' 9" x 3' (1.75m x 0.91m) Wash hand basin, low level W.C., laminate wood floor, half tiled walls, down lighting.

LOUNGE



15' 4" x 12' 5" (4.67m x 3.78m) Two double radiators, coved cornice, understairs storage cupboard, multi paned double doors with side windows to the Kitchen/Dining room, French doors into the large conservatory.

STUDY

7' 2" x 5' 8" (2.18m x 1.73m) Radiator, window overlooking the front, laminate wood floor, coved cornice.

CONSERVATORY



20' 9" x 11' 9" (6.32m x 3.58m) Attractive stone tiled flooring, a modern electric fire, sealed unit double glazed windows overlooking the garden, ceiling fan.

KITCHEN/DINING ROOM



26' x 8' 8" (7.92m x 2.64m) An excellent range of ground and wall cupboards, radiator, worktops incorporating a one and a half bowl single drainer sink unit with cupboard under, gas cooker with cooker hood over, halogen down lighting, Velux sky light window, ceramic splashback tiling, window overlooking the front with far reaching views, separate washing machine and tumble dryer, built in dishwasher and freezer, under cupboard lighting, drawers, display cabinets, breakfast bar, radiator, coved cornice, glazed double doors to the conservatory.

FIRST FLOOR

LANDING

5' 9" x 6' 5" (1.75m x 1.96m) Hatch to loft, doors to bedrooms and bathroom.

BEDROOM 1



12' 3" x 8' 8" (3.73m x 2.64m) Double glazed window to the rear, radiator, built in double wardrobe cupboards.

BEDROOM 2



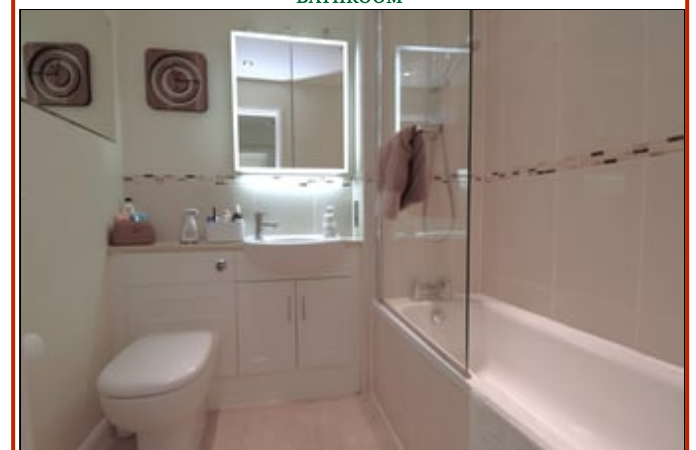
12' 4" narrowing to 9' 3" x 9' 7" (3.76m x 2.92m) Double glazed window to the front with far reaching views, fitted double wardrobe with sliding doors, built in storage cupboard with a combination gas fired boiler serving central heating and hot water, radiator.

BEDROOM 3



12' 5" x 8' 6" (3.78m x 2.59m) Dual aspect double glazed window to the front with far reaching views and double glazed window to the rear, hatch to the loft.

BATHROOM



6' 4" x 6' 1" (1.93m x 1.85m) Panelled bath with mixer tap and newly fitted Aqualisa hand shower, wash hand basin with new mixer tap, low level W.C., radiator, fully tiled walls.

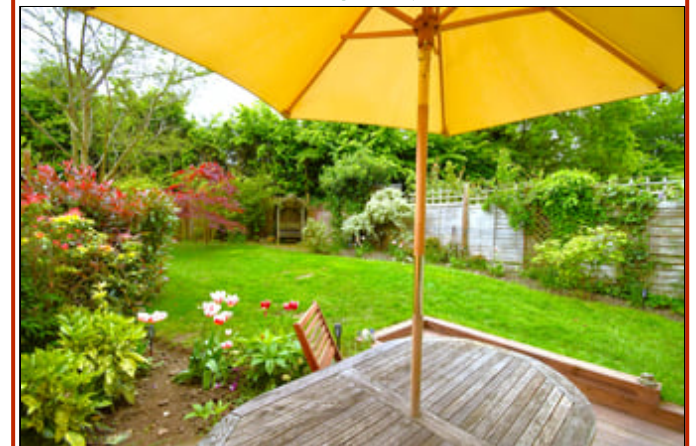
OUTSIDE

FRONT GARDEN



There is a paved area providing off road parking, well stocked flower beds with an array of plants, shrubs and bushes.

REAR GARDEN



There is an excellent size south facing rear garden with decking leading to an area of lawn, well stocked flower beds and borders, an array of shrubs and bushes, garden shed, rear access on foot around to the garages and front.

GARAGE EN BLOC

There is a block of garages to the left of the terrace with the third one belonging to the property.