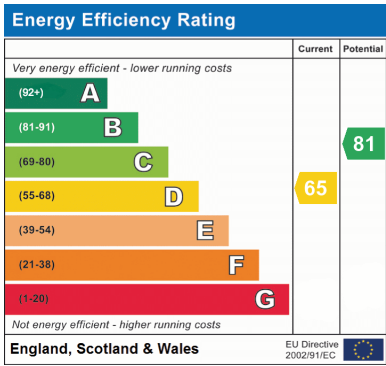


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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39 PINWOOD AVENUE, SEVENOAKS, KENT TN14 5AE

This attractive 1930's 3 bedroom semi-detached home offers a fantastic opportunity to refurbish and potentially enlarge. It is ideally located only a short walk from various local schools including Trinity, and the Sevenoaks annexes of Weald of Kent Girls Grammar and Tunbridge Wells Boys Grammar. Sevenoaks train station is within easy reach. Featuring an undiscovered rear garden and potential off-street parking (subject to planning consent), this property would be a perfect project for those looking to invest and create a wonderful home.

Semi-detached ■ Three bedrooms ■ Two reception rooms ■ 70ft Rear Garden ■ Good frontage potential for off-street parking (stpp) ■ Opportunity to refurbish to ones own taste ■ Fantastic, convenient location ■ 1.8 miles to Sevenoaks station ■ Potential to extend (stpp) ■ NO CHAIN

PRICE: GUIDE PRICE £550,000



SITUATION

Pinewood Avenue is conveniently situated approximately 1.9 miles from the High Street and around 1.8 miles of Sevenoaks station, with direct fast trains to London Bridge in 22 minutes. Bat & Ball station is a convenient 15 minute walk, with direct routes to London Blackfriars and services to Charing Cross in 45 minutes.

Local Primary Schools include St John's CEP and Sevenoaks CP, both in walking distance, as well as Lady Boswell's CEP and St Thomas' RCP. Ideally located with Trinity, and the Sevenoaks annexes of Weald of Kent Girls Grammar and Tunbridge Wells Boys Grammar only being a 5 minute walk away, as well as Knole Academy which is a 20 minute walk/7 minute drive. Judd Boys Grammar, and Tonbridge Girls Grammars in Tonbridge. Skinners, Bennett Memorial and Tunbridge Wells Girls Grammar Schools in Tunbridge Wells. Private Schools nearby include Sevenoaks, Sackville, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Granville, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

At the end of the avenue is Millpond Wood, fabulous for walks amongst large sweet chestnuts, scots pine and beech trees. The entrance to Knole Park, a 947 acre deer park open to the public, is 1.2 miles. Vine Cricket Ground, Wildernesse and Knole Golf clubs, as well as Sevenoaks Sports and Leisure Centre are all under 1.5 miles from the property.

DIRECTIONS

From Sevenoaks High Street head in a northerly direction on the A225 and turn right on to Seal Hollow Road. At the traffic lights turn left and then take the next left on to Pinewood Avenue. Number 39 will be found on the right hand side towards the end of the cul-de-sac.

GROUND FLOOR

COVERED PORCH

There is an open covered porch to front door.

ENTRANCE HALL

Front door to entrance hall, doors to lounge, dining room and kitchen, under stairs storage cupboard, stairs to first floor.

LOUNGE



13' 1" x 12' 10" (3.99m x 3.91m)
Double glazed window to front, radiator, floorboards, tiled fireplace.

DINING ROOM



11' 5" x 10' 4" (3.48m x 3.15m)
Double glazed patio doors to garden, radiator, floorboards.

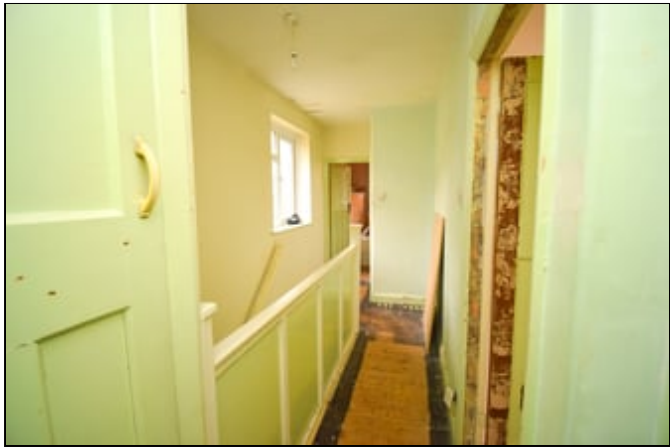
KITCHEN



13' 1" x 6' 10" (3.99m x 2.08m)
Double glazed window and door to side, understairs cupboard, wall-mounted Worcester Bosch boiler, cupboards, stainless steel sink unit, plumbed for washing machine and electric cooker point, requires a refit.

FIRST FLOOR

LANDING



13' 6" x 5' 6" (4.11m x 1.68m)
Doors to bedrooms and bathroom, airing cupboard, access to loft.

BEDROOM 1



12' 2" x 11' 1" (3.71m x 3.38m)
Double glazed window to front, radiator, floorboards.

BEDROOM 2



11' 7" x 10' 4" (3.53m x 3.15m)
Double glazed window to rear, radiator, floorboards.

BEDROOM 3



7' 2" x 6' (2.18m x 1.83m)
Double glazed window to front, radiator.

BATHROOM



8' 2" x 6' 10" (2.49m x 2.08m)
White suite comprising panelled bath over head shower, pedestal wash hand basin, corner low level W.C., opaque double glazed window to rear, radiator, requires completion.

OUTSIDE

FRONT GARDEN



There is a walled front garden with steps down to front door. Potential for off street parking stpp. Side access to rear garden.

REAR GARDEN



There is approximately 70ft rear garden that requires clearing and cultivating but offers great scope to create your own designs as does the property.

COUNCIL TAX

Band E - £2,867.25 approx. 2024/25 figure