

JohnKingston

an estate agent since 1975

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Sevenoaks  
Kent TN13 1LL

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Approx Gross Internal Area  
70 sq m / 755 sq ft

Utility Room/  
Cloakroom  
1.91m x 1.92m  
6'3" x 6'4"

Kitchen  
2.05m x 3.05m  
6'9" x 10'0"

Dining Room  
3.71m x 2.96m  
12'2" x 9'9"

Living Room  
3.61m x 2.98m  
11'10" x 9'9"

En-suite  
Bathroom  
2.08m x 3.07m  
6'10" x 10'1"

Principal Bedroom  
3.68m x 3.03m  
12'1" x 9'11"

En-suite  
Shower Room

Bedroom 2  
3.67m x 3.02m  
12'0" x 9'11"

Ground Floor  
Approx 37 sq m / 402 sq ft

First Floor  
Approx 33 sq m / 353 sq ft

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		84

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The Property Ombudsman

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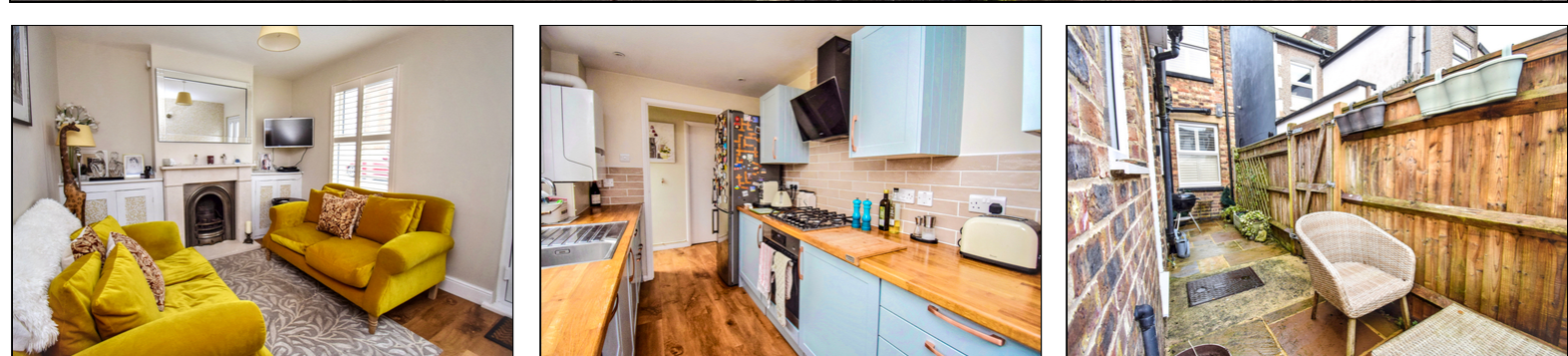
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30 VICTORIA ROAD, SEVENOAKS, KENT TN13 1YE

An attractive Victorian house forming an end of terrace and located in a very popular, quiet residential road within an easy walk of Sevenoaks town centre and also within walking distance of Sevenoaks mainline railway station. This character home retains features such as elegant fireplaces, and has been extensively and tastefully updated by the current owners, enjoying a courtyard garden to the rear, with permit parking available on the street. NO CHAIN.

End of terrace house ■ Two double bedrooms ■ Two en-suite bath/shower rooms ■ Dining room ■ Living room ■ Utility room ■ Courtyard garden ■ Town centre location ■ Walking distance of Sevenoaks mainline station (0.5 miles) ■ NO CHAIN

PRICE: GUIDE PRICE £525,000 FREEHOLD



SITUATION

The property is centrally situated within walking distance of Sevenoaks town centre and main line railway station. The train service to London Charing Cross/London Bridge is fast and frequent and the journey time is as little as 23 minutes. The town offers varied shopping, a library and swimming pool complex. There are excellent educational facilities in the area in both the state and private sectors. A number of golf clubs nearby including Wildemesse, Knole Park and Nizels. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for children. The property is well placed for easy access to major roads and junction 5 for the M25 can be accessed at Chevening which is a short drive away.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction to the Pembroke Road traffic lights. Turn left here and continue to the end of the road keeping right. Continue through the traffic lights and go straight over into Argyle Road. Victoria Road is the first turning on your left and number 30 is up on the left hand side.

GROUND FLOOR

LIVING ROOM

3.61m x 2.98m (11' 10" x 9' 9") Front door, double glazed window to front with plantation shutters, wood effect flooring, polished cast iron fireplace with granite hearth, radiator, door to hall.

HALL

Stairs up to first floor, doors to living room and dining room.

DINING ROOM



3.71m x 2.96m (12' 2" x 9' 9") Double glazed window to rear with plantation shutters, radiator, opening to kitchen, wood effect flooring, door to understairs cupboard providing good storage space with a light.

KITCHEN



2.05m x 3.05m (6' 9" x 10' 0") Stylish kitchen comprising matching eggshell blue wall and base units with wooden worktops and rose gold hardware, tiled splashback, AEG fitted oven with 4-ring gas hob and extractor above, cupboard housing consumer unit and electric meter, Bosch fitted dishwasher, stainless steel sink unit with mixer tap and single drainer, ATAG wall-mounted gas-fired combination boiler, space for fridge freezer, opening to rear lobby, wood effect flooring.

REAR LOBBY

Space for coats and shoes, door to garden, opening to kitchen, door to utility room, wood effect flooring.

UTILITY ROOM AND CLOAKROOM



1.91m x 1.92m (6' 3" x 6' 4") Matching wall and full length units, space for washing machine, space for tumble dryer, tiled splashback, low level WC, wall-mounted hand wash basin, radiator, wood effect flooring, obscure double glazed window to side.

FIRST FLOOR

LANDING

Carpet, hatch to loft, doors to bedrooms.

PRINCIPAL BEDROOM



3.68m x 3.03m (12' 1" x 9' 11") Double bedroom with fitted wardrobes with sliding doors providing shelving and hanging space, double glazed window to rear with plantation shutters, door to en-suite, carpet, cast iron feature fireplace, radiator.

EN-SUITE BATHROOM



2.08m x 3.07m (6' 10" x 10' 1") The spacious en-suite bathroom comprises a feature tiled floor and tiled walls, a low level WC, heated towel rail, vanity unit, bidet, bath with handheld shower. Obscure double glazed window to rear and Velux.

BEDROOM 2



3.67m x 3.02m (12' 0" x 9' 11") Double bedroom with carpet, cast iron feature fireplace, fitted wardrobes, radiator, two double glazed windows to front with plantation shutters, door to en-suite.

EN-SUITE SHOWER ROOM



Shower unit with rainfall shower and handheld shower wand, extractor, wall-mounted mirrored cabinet, pedestal hand wash basin, low level WC, tiling, mirror.

OUTSIDE

COURTYARD GARDEN



A courtyard style garden, low maintenance with space to sit and have a barbecue, with rear access provided via a gate.

ON STREET PERMIT PARKING

On street parking is available along Victoria Road if the new owner obtains a parking permit from the council.

COUNCIL TAX: BAND D (2025/26 £2460.88)