

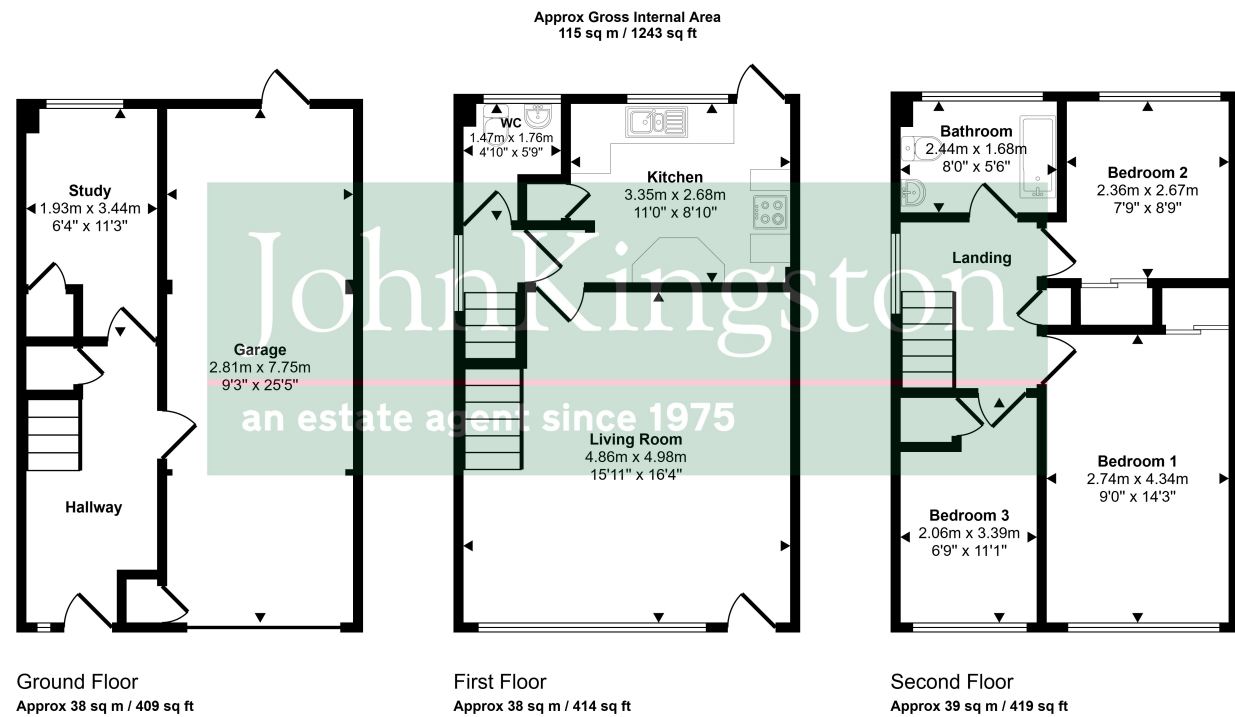


6 VALLEY DRIVE, SEVENOAKS, KENT TN13 1EG

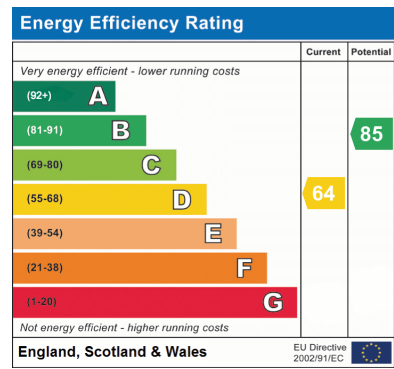
A fantastic opportunity to acquire a light and spacious 3/4 bedroom, three-storey home just a stone's throw from the heart of Sevenoaks town, and walking distance of the mainline station. Set in a highly sought-after central location and offering potential for remodelling, modernisation and refurbishment, the property would be ideal for professionals, families, and those seeking investment potential. The property benefits from a integral garage, ample parking on the driveway, a long tiered rear garden, and adaptable living space, all with the bonus of being offered with no onward chain.

End terrace town house ■ 3/4 bedrooms ■ Spacious rooms ■ Integral garage ■ Ample parking on private driveway ■ Tiered rear garden ■ Residential cul-de-sac ■ Walking distance of Sevenoaks mainline station ■ Town centre location - short walk of shops, schools and amenities ■ CHAIN FREE

PRICE: FIXED PRICE £595,000 FREEHOLD



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.



SITUATION

Valley Drive is a quiet no-through road located in a sought-after area near to both Sevenoaks station and the High Street. Sevenoaks mainline station (approx. 0.8 miles) offers direct services to London in as little as 23 minutes, and the property also enjoys excellent links to the motorway network via the A21, A25 and M25 for London and the coast.

Sevenoaks High Street, just a short walk away, provides a range of shopping opportunities, with high-street names such as M&S and Waitrose, 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. There are many green spaces in the surrounding area, including Historic National Trust owned Knole House with its 1,000 acre deer park, which is the last remaining in Kent, within easy reach.

Sevenoaks provides the opportunity for excellent schooling both in the state and independent sectors. Well regarded schools nearby include St John's, Lady Boswell's, St Thomas's and Sevenoaks Primary, Walthamstow Hall junior and senior school, The Granville School, Solefields School and the renowned Sevenoaks School. Knole Academy, Trinity, Weald of Kent Girls Grammar and Tunbridge Wells Boys Grammar annexes are all within easy reach, as well as further well-regarded grammar schools in Tonbridge and Tunbridge Wells.

DIRECTIONS

From London Road in Sevenoaks town, turn into South Park and head past the Post Office. Take the first road on your left onto Crownfields and proceed. Valley Drive is the first road on the left, and number 6 can be found on the left hand side.

GROUND FLOOR

ENTRANCE HALL

Doors to garage and study/bedroom 4, radiator, wood block flooring, understairs cupboard, stairs up to first floor.

STUDY/BEDROOM 4



1.93m x 3.44m (6' 4" x 11' 3") Wood flooring, radiator, double glazed window to rear, storage cupboard with shelving.

INTEGRAL GARAGE

2.81m x 7.75m (9' 3" x 25' 5") Tandem garage with up and over door to the front and pedestrian door to the rear. The garage has a storage cupboard and cabinets. There's a wall-mounted Worcester boiler, and the gas and electric meters are also wall-mounted.

FIRST FLOOR

LANDING

Double glazed window to side, wood block flooring, doors to WC, reception hall, and then kitchen and living room.

KITCHEN



3.35m x 2.68m (11' 0" x 8' 10") Wall and base units with worktops and breakfast bar, stainless steel sink unit, space for oven, space for fridge freezer, extractor, larder cupboard. Double glazed window to rear and door with steps down into garden.

LIVING ROOM

4.86m x 4.98m (15' 11" x 16' 4") A versatile reception room, with ample space to accommodate both living and dining. Wood block flooring, shelving and display units, radiator, double glazed windows to the front, door to the balcony, stairs up to second floor.

WC



1.47m x 1.76m (4' 10" x 5' 9") Part-tiled, with obscure double glazed window to the rear, wall-mounted hand wash basin, low level WC, radiator.

SECOND FLOOR

LANDING



Double glazed window to side, wood flooring, airing cupboard housing water cylinder,

doors to bedrooms and bathroom, hatch to loft.

BEDROOM 1



2.74m x 4.34m (9' 0" x 14' 3") Double glazed window to front, wood flooring, radiator, fitted wardrobe.

BEDROOM 2



2.36m x 2.67m (7' 9" x 8' 9") Double glazed window to rear, radiator, wooden flooring, sliding door to wardrobe space.

BEDROOM 3



2.06m x 3.39m (6' 9" x 11' 1") Double glazed window to front, wood flooring, radiator, integrated wardrobe with rail space.

BATHROOM



2.44m x 2m (8' 0" x 6' 7") Tiled flooring, obscure double glazed window to rear, bath with handheld shower, vanity unit, low-level WC with concealed cistern.

OUTSIDE

REAR GARDEN



Patio area, stairs up to generously sized tiered garden which is sheltered with trees and shrubs. There is pedestrian access to the garage, and side access from the front of the property via a gate.

DRIVEWAY

Ample parking for multiple vehicles, access to integral garage, side access to rear garden.

AGENTS NOTE

This property is being sold as seen, and marketing must continue until exchange of contracts. All services have not and will not be tested. Council Tax: Band E (approx. £3,007.74, 2025/26 figure)