

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	54	66
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



8 THE DRIVE, SEVENOAKS, KENT TN13 3AE

Golden opportunity to downsize within one of the most desirable locations in the environs of the town centre. Elegant and spacious 2 bedroom ground floor apartment that has been well cared for and can be improved to personal preference if desired. The property boasts the luxury of parking in the heart of town accompanied by front garden and private rear garden. There is a third share of freehold, no onward chain and only a short walk to station too.

Two double bedrooms ■ Shower room ■ Cloakroom ■ Elegant living room with Victorian fireplace ■ Kitchen & Dining Room combined ■ Private driveway ■ Front and rear gardens ■ Cellar ■ Walk to Town and Station ■ No chain

PRICE: GUIDE PRICE £750,000 SHARE OF FREEHOLD

SITUATION

The apartment is situated to the northern end of the High Street, a stones throw from the historic Vine Cricket Ground and a short walk from Knole Park, the 1,000 acre deer park owned by the National Trust. There is superb access to the abundance of amenities available in the town centre, including supermarkets, leisure centre and a plethora of restaurants. Sevenoaks is renowned for it's schooling with excellent nearby primary schools and Sevenoaks School being just a short walk from the property. For the commuter, the mainline railway station is 0.4 of a mile away, providing access to London Bridge in around 22 minutes and London Charing Cross in under 35 minutes. The motorway network is accessible at Junction 5 of the M25 and both Heathrow and Gatwick Airports are easily reached.

DIRECTIONS

From our office in Dorset Street, proceed in a northerly direction over the Pembroke Road traffic lights and immediately after the zebra crossing turn left into The Drive. The property will then be found after a short distance on the right hand side.

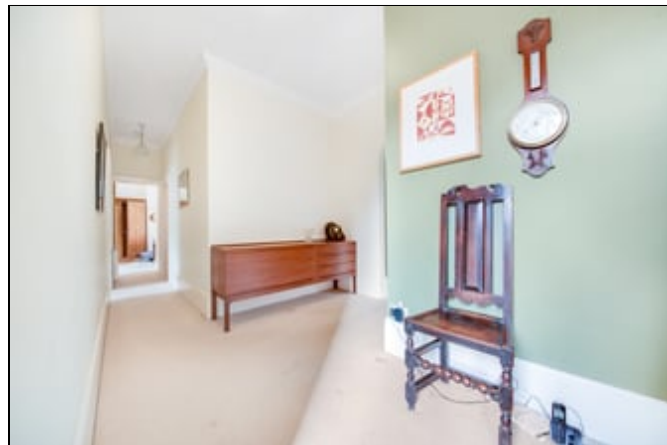
GROUND FLOOR

COVERED PORCH



Covered porch to original front door.

ENTRANCE HALL



Spacious hallway leading to all rooms, sash window to side with plantation shutters, radiators, door leading to side walkway access.

CLOAKROOM

.81m x 1.59m (2' 8" x 5' 3") Low level W.C., wall mounted wash hand basin, sash window to side, radiator, tiled floor.

LIVING ROOM



5.16m x 5.26m (16' 11" x 17' 3") Square bay to front with sash windows, radiator, attractive Victorian fireplace, picture rails and coving.

BEDROOM 1



6.4m x 3.89m (21' 0" x 12' 9") Dual aspect with sash window to front and angle bay sash window to rear, radiator, picture rail and cornice.

SHOWER ROOM



2.01m x 3.29m (6' 7" x 10' 10") Contemporary suite comprising walking in shower cubicle, pedestal wash hand basin, low level W.C., built in cupboard for housing washing machine, part tiled walls, radiator towel rail, tiled floor.

BEDROOM 2



3.89m x 3.29m (12' 9" x 10' 10") Sash window to rear and side, shelved cupboard, cupboard housing Worcester Bosch combination boiler.

KITCHEN/DINING ROOM



4.93m x 2.79m (16' 2" x 9' 2") Comprehensively fitted with wall and base units, granite worktops and splashback, peninsular feature, integrated sink unit, stainless steel gas hob, integrated oven, under counter integrated fridge and freezer, dishwasher, pull out larder, tiled floor, plantation shutters, cupboard housing RCD unit, door to private garden which then leads to cellar.

OUTSIDE

FRONT GARDEN



There is a screened front garden mainly laid to lawn approached via the driveway. The gas and electric meter are housed outside.

REAR GARDEN



There is also your own private rear garden that you have direct access to from the kitchen and is paved and perfect for alfresco dining and entertaining. There are stairs down to the locked cellar that is a great space and offers potential.

CELLAR



2.74m x 7.21m (9' 0" x 23' 8") Approached via steps from back garden and offering a great space for workshop/hobby room, or potential office with some work.

SHARE OF FREEHOLD

LEASE 999 YEARS FROM 1993

COUNCIL TAX BAND D £2307

MAINTENANCE CURRENTLY £47.98 PER CALENDAR MONTH