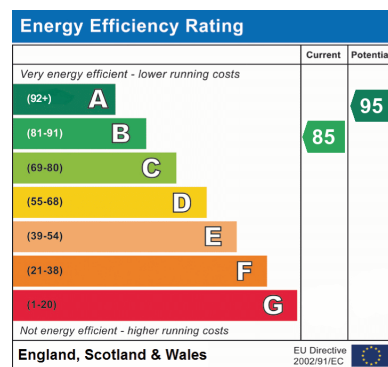
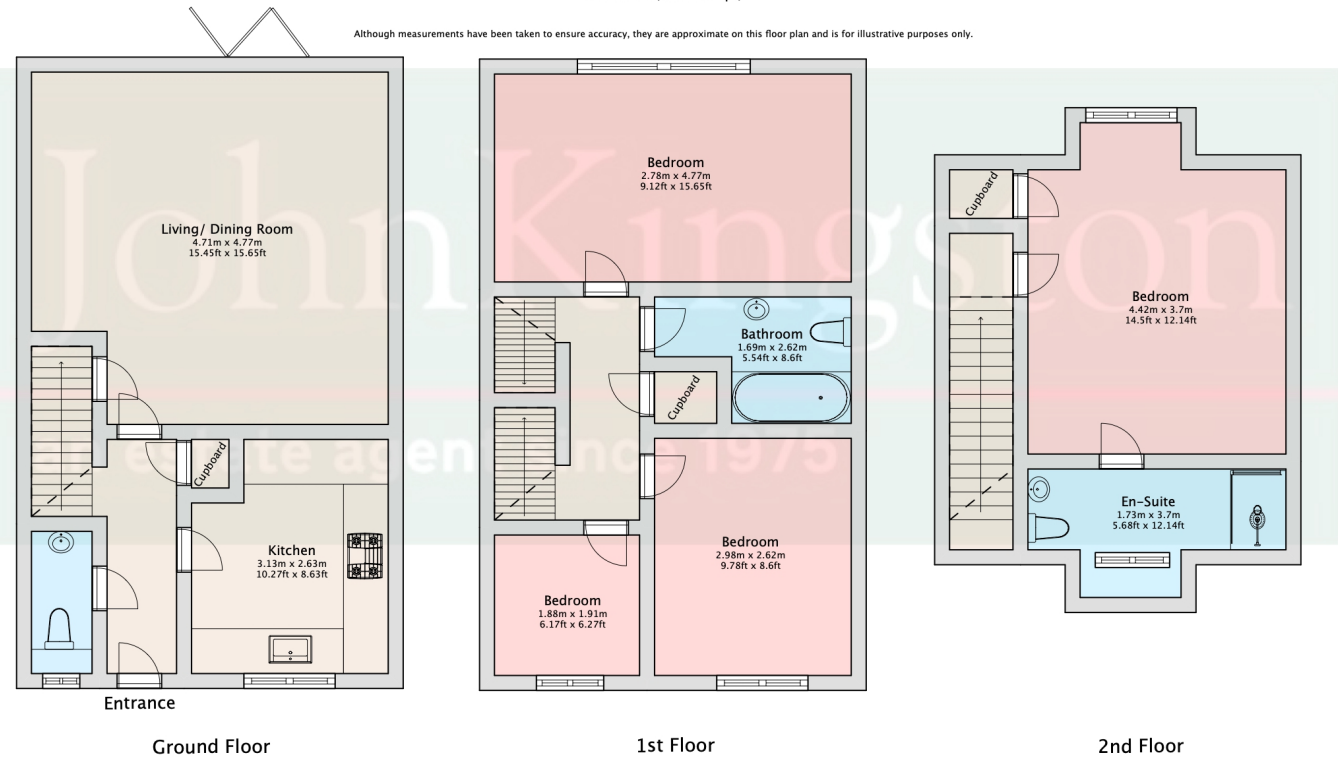


1c Hollyoake Terrace
Approximate total internal area:
104.08m² (1120.31sqft)

Although measurements have been taken to ensure accuracy, they are approximate on this floor plan and is for illustrative purposes only.



1C HOLYOAKE TERRACE, SEVENOAKS, KENT TN13 1PA

This impressive four bedroom home offers a harmonious blend of contemporary and convenient living. Built circa 2021 with modern interior throughout, garden and allocated parking, all within a short walk to Sevenoaks mainline station. Stylish and spacious, the accommodation spans three floors and offers three double bedrooms, including a main bedroom with en-suite, family bathroom, office, downstairs cloakroom, a great living space and underfloor heating throughout the ground floor. Sophisticated living in a prime location.

3/4 bedrooms ■ 2 bathrooms and downstairs cloakroom ■ Main bedroom with en-suite ■ Modern and stylish ■ Garden ■ Allocated parking ■ Ideally located for Sevenoaks station ■ Walk to Sevenoaks town ■ Private road ■ Remainder of Build Zone Guarantee ■ Gas central heating with underfloor heating throughout ground floor

PRICE: £695,000 FREEHOLD

SITUATION

Perfect for London commuters, this property is ideally located for Sevenoaks train station which is less than a 5 minute walk away. Sevenoaks mainline station provides direct services to London Bridge in as little as 22 minutes and London Charing Cross in 32 minutes, as well as direct routes to the coast and Ashford International.

The town centre, which is also within easy reach, offers a variety of shopping, restaurants and cafes, as well as amenities such as post office, library and a swimming pool complex. The property is in surrounded by excellent schools 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.

DIRECTIONS

From Sevenoaks High Street proceed north, turning left at the first set of traffic lights into Pembroke Road. At the next set of lights with London Road, turn right and continue down the hill, past the railway station (on your left) and take the first turning on your left after the station into Oakhill Road. Holyoake Terrace is the first turning on your left. The property is part of the newer builds upon the entrance to Holyoake Terrace.

GROUND FLOOR

ENTRANCE HALL

Engineered oak flooring with underfloor heating, inset downlighting, coat hanging space, opening to kitchen, doors to cloakroom, storage cupboard and reception room. Stairs up to first floor.

KITCHEN



3.13m x 2.63m (10' 3" x 8' 8") Stylish fitted kitchen with matching high gloss grey wall and base units, granite worktops, tiled splashback and inset downlighting. Double glazed window to the front and tiled flooring with underfloor heating. Comprising integrated fridge freezer, Neff double oven, Neff induction hob with extractor, 1½ bowl stainless steel sink unit and mixer tap, dishwasher and washing machine.

CLOAKROOM

Tiled flooring with underfloor heating, inset downlighting, feature wall tiles, wall-mounted mirror, vanity unit, low level WC with concealed cistern and double glazed window to the front.

LIVING ROOM/DINING ROOM



4.71m x 4.77m (15' 5" x 15' 8") A spacious reception room, ideal for both entertaining and relaxing. Engineered oak flooring with underfloor heating, inset downlighting, door to boot storage cupboard with shelving and space for tumble dryer. Bi-folding doors leading to decked garden terrace.

FIRST FLOOR

LANDING

Carpeted with inset downlighting and doors to bedrooms, bathroom and cupboard housing a pressurised water cylinder. Stairs up to second floor.

BEDROOM



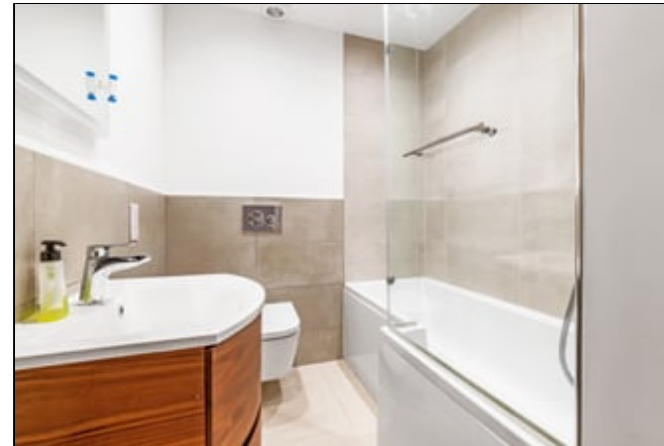
2.78m x 4.77m (9' 1" x 15' 8") A spacious double bedroom, carpeted with inset downlighting. Double glazed window to rear with radiator beneath.

BEDROOM



2.98m x 2.62m (9' 9" x 8' 7") Double bedroom, carpeted with inset downlighting, television point, and a double glazed window to the front with radiator beneath.

BATHROOM



1.69m x 2.62m (5' 7" x 8' 7") Contemporary suite comprising a bath with wall-mounted shower unit and screen, heated towel rail, low level WC with concealed cistern, wall-mounted LED mirror and vanity unit. Tiled flooring with underfloor heating, inset downlighting.

OFFICE/BEDROOM

1.88m x 1.91m (6' 2" x 6' 3") Currently utilised as an office space, but could also be used as a single bedroom. Carpeted with television point, inset downlighting, and double glazed window to front with radiator beneath.

SECOND FLOOR

MAIN BEDROOM



4.42m x 3.7m (14' 6" x 12' 2") Large main bedroom, with inset downlighting, double glazed window to the rear and radiator beneath, storage cupboard housing Intergas boiler, and door to en-suite.

EN-SUITE



1.73m x 3.7m (5' 8" x 12' 2") Bright and airy, with an opaque Velux window, attractive feature tiling, tiled flooring with underfloor heating. Comprising large walk-in shower with screen and storage recess, wall-mounted LED mirror, heated towel rail, extractor, vanity unit, wall-mounted swivel mirror, shelving and low level WC with concealed cistern.

OUTSIDE

FRONT



Covered porch, outside light, cupboard housing water softener.

REAR GARDEN

Decked and enclosed rear garden which is attractive, convenient and low maintenance. Fenced perimeter with side access. A perfect space for al fresco dining and entertaining.

PARKING

There is one allocated car parking space for the property, and two visitor parking permits. There is a charge of £70 pcm for parking, maintenance and upkeep of the road which includes lighting, hedges and pathways. Council tax: Band E (Approx. £2,867.25 2024/2025 charge)