



**Quarry Hill Road**  
Sevenoaks TN15 8RQ  
£400,000



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**COUNTRY HOMES**

## Sevenoaks TN15 8RQ

Nestled in the charming area of Borough Green, this delightful end terrace house on Quarry Hill Road offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

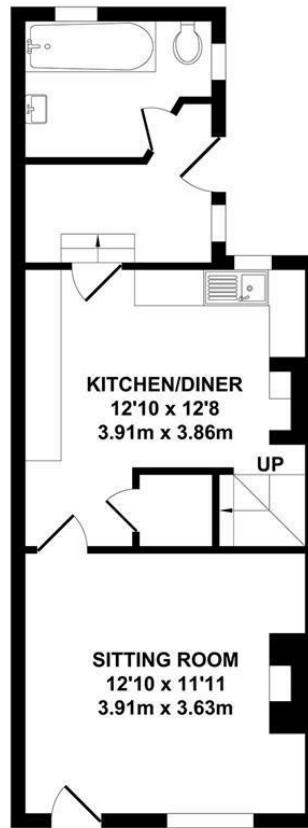
The house boasts a lovely driveway, providing convenient off-street parking, a valuable asset in this sought-after location. The rear garden is a wonderful feature, offering a private outdoor space for relaxation, gardening, or entertaining friends and family during the warmer months.

One of the standout aspects of this property is its proximity to local amenities. Residents will appreciate being just a short distance from the station, making commuting a breeze. Additionally, a variety of shops and schools are within easy reach, ensuring that all daily needs are met without hassle. With easy access to the M20 and beyond, this is the ideal home for the commuter.

This characterful end terrace house presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. With its appealing features and prime location, this property is not to be missed. Call now to arrange your viewing.

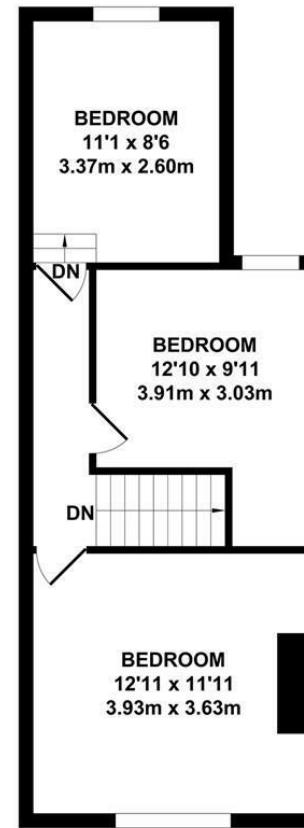
- Character Property
- 3 Bedrooms
- Driveway
- Rear Garden
- Convenient Location
- Walking distance to station
- Downstairs Bathroom
- Viewing Encouraged





GROUND FLOOR  
APPROX. FLOOR AREA  
417 SQ.FT.  
(38.70 SQ.M.)

TOTAL APPROX. FLOOR AREA 833 SQ.FT. (77.40 SQ.M.)  
 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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FIRST FLOOR  
APPROX. FLOOR AREA  
417 SQ.FT.  
(38.70 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(90-80)	C		
(89-80)	D		
(79-70)	E		
(70-60)	F		
(60-50)	G		
Not energy efficient - higher running costs			
England & Wales		81	66
EU Directive 2002/91/EC			



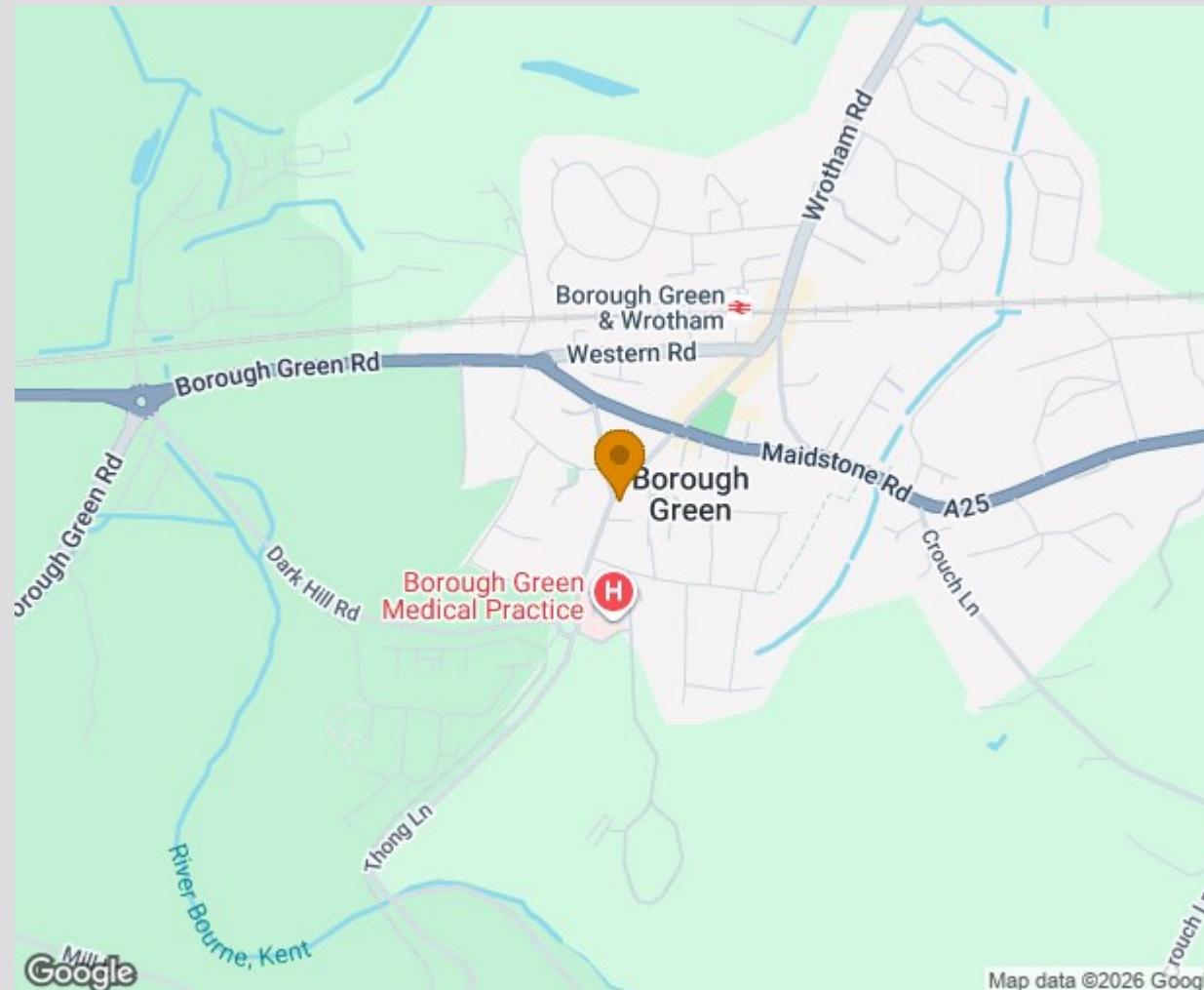


## Location Map

Tenure: Freehold

Council tax band:

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before the property can be removed from the open market and advertised as 'sold subject to contract' and before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



TO VIEW CONTACT: 01732 91 44 00 [boroughgreen@khp.me](mailto:boroughgreen@khp.me)  
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