



Beautifully presented and refurbished house within a conservation area situated on the desirable Kippington Road estate. Walking distance to the station. High specification throughout.

**£3,500 PCM**      **Unfurnished**



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## Clenches Farm Road, Sevenoaks

 Bedrooms: 4

 Bathrooms: 2

 Receptions: 2

- Completely refurbished
- Beautifully presented
- Desirable location
- Garage & parking
- EPC rating: E
- Council tax band: G

Beautifully presented and refurbished house within a conservation area situated on the desirable Kippington Road estate. Walking distance to the station. High specification throughout. The accommodation comprises a large entrance hall which could be used as a second reception. Drawing room with feature fireplace. Spacious open plan luxury kitchen/diner and family room with doors to the garden. Ground floor shower room. Staircase leading to the landing and two double bedrooms, inner landing leading to two further double bedrooms and family bathroom with separate shower unit. Lovely sunny garden with a patio and summerhouse. Driveway and garage.

Available: 22nd August, 2025 Unfurnished

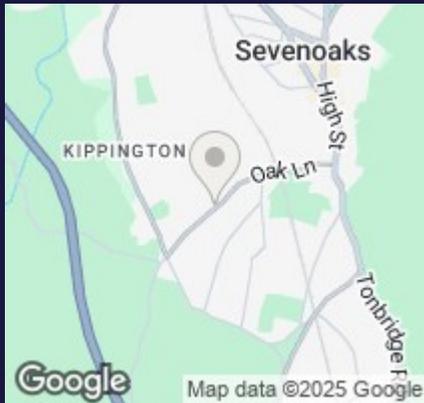
EPC rating: E

Council Tax Band: G

Holding Deposit: £807.00 (1 weeks rent)

Deposit Payable: £4,038.00 (5 weeks rent)

Initial tenancy term: 6 Months (minimum)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>49</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



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