



**£820,000** **Freehold**

Detached house in a sought after area within walking distance of the station and town centre.





## Lansdowne Road, Sevenoaks



Bedrooms: 3



Bathrooms: 2



Receptions: 2

- Detached
- Two bathrooms
- 3/4 bedrooms
- Garage & Garden
- Close proximity to local schools
- Council tax band G
- Chain free



Detached three/four bedroom chalet style family house situated in a quiet, sought after residential no through road, approximately 1 mile from Sevenoaks town centre and Sevenoaks station.

### ACCOMMODATION

Entrance hallway with under stairs storage cupboard. Versatile study/ground floor single bedroom. WC with basin. Spacious kitchen with tiled floor and fitted units, door out onto patio. Living room with fireplace and open plan to dining room with sliding doors out to the garden. Stairs up to landing with airing cupboard. On the first floor is the master bedroom with built in wardrobes and storage and ensuite shower room with cubicle, toilet and basin. Second and third bedrooms, both with built in storage. Main bathroom with bath, toilet and basin.

### OUTSIDE

Corner garden with two lawn areas and two patio areas with access to single garage. Side gate out onto the driveway with parking for two vehicles, additional parking available on the road with no restrictions.

### UTILITIES & KEY INFORMATION

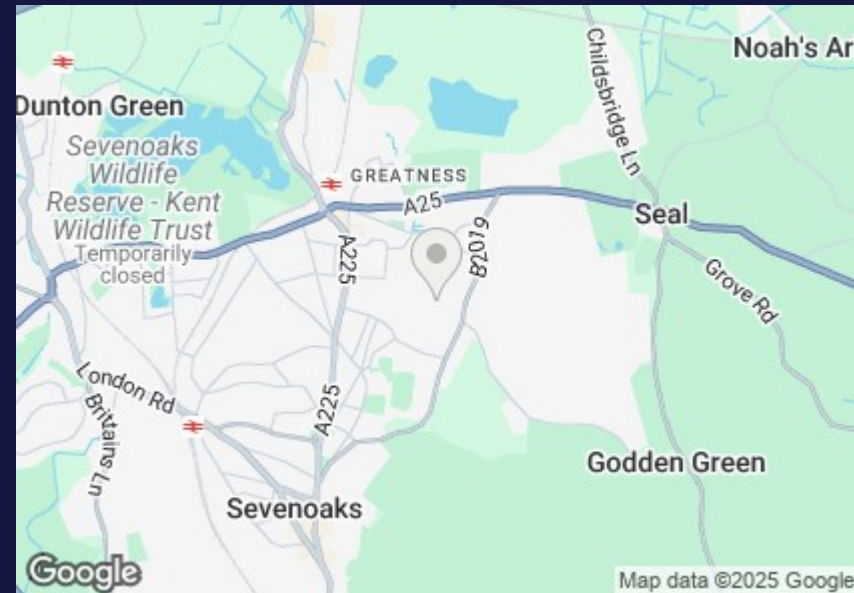
Mains gas/electricity/water/sewerage

Heating: mains gas

Local authority: Sevenoaks District Council

Council Tax Band: G





Lansdowne Road is located off of Serpentine Road. The house is the first on your left as you approach Lansdowne Road. There is driveway parking and parking on the street.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>67</b>	<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**CAVENDISH**

LETTINGS, SALES & PROPERTY MANAGEMENT

2 - 3 The Shambles

Sevenoaks

Kent

TN13 1LJ

01732 464498

mail@cavendish.pro

www.cavendish.pro