



**£2,000 Per Calendar Month**

**Part furnished**



**CAVENDISH**  
LETTINGS, SALES & PROPERTY MANAGEMENT



Amherst Hill, Sevenoaks

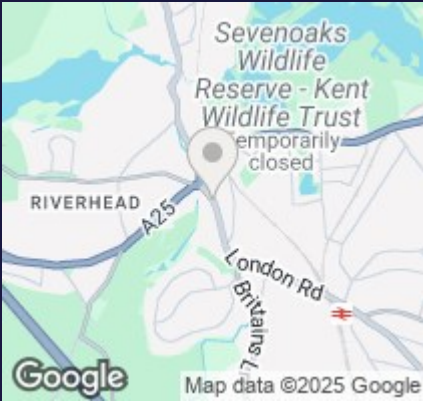
- Bedrooms: 2
- Bathrooms: 2
- Receptions: 3

- Period detached house
- Convenient location
- Private garden
- Drive & garage
- EPC rating: E
- Council tax band: F

Charming period detached house dating from pre 1900 situated in a convenient location within walking distance of Sevenoaks station. Period features high ceilings, ornate arch windows with the original shutters and flagstone floors. The accommodation comprises an entrance hallway with a large storage cupboard, charming reception room with new carpet and feature fireplace. Dining room again with a feature fireplace. Fitted kitchen with a dishwasher, cooker, integrated fridge and freezer, stable door to the garden. Reception 3 again with access to the garden. Utility area with a washing machine and tumble dryer and ground floor bathroom. The first floor comprises a double bedroom with feature fireplace, a single bedroom and shower room. Private garden with a shed and greenhouse. Driveway and garage.

Available: Immediately Unfurnished/part furnished

EPC rating: E  
Council Tax Band: F  
Holding Deposit: £461.00 weeks rent)  
Deposit payable: £2,307.00 (5 weeks rent)  
Initial term: 12 months minimum



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



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