



Deceptively spacious end of terrace house within a 5 minute walk of Sevenoaks mainline station.

**£515,000**    **Freehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

## Quarry Cottages, London Road, Sevenoaks

 Bedrooms: 3

 Bathrooms: 1

 Receptions: 1

- Large reception room
- 5 minute walk to the station
- Council tax band D
- Off street parking x 2
- Double glazing throughout
- Chain free

Deceptively spacious end of terrace house with scope to extend (STPP), within a few minutes walk of Sevenoaks mainline station. Re decorated throughout. Modern, neutral presentation

### Accommodation

Entrance hallway. Spacious reception room with wood floors and patio doors out to the garden. Through to kitchen with fitted wall and base units and appliances. Modern bathroom with shower over the bath, basin and WC. Stairs up to first floor, master double bedroom with built in wardobes. Second double bedroom with feature fireplace and further single bedroom.

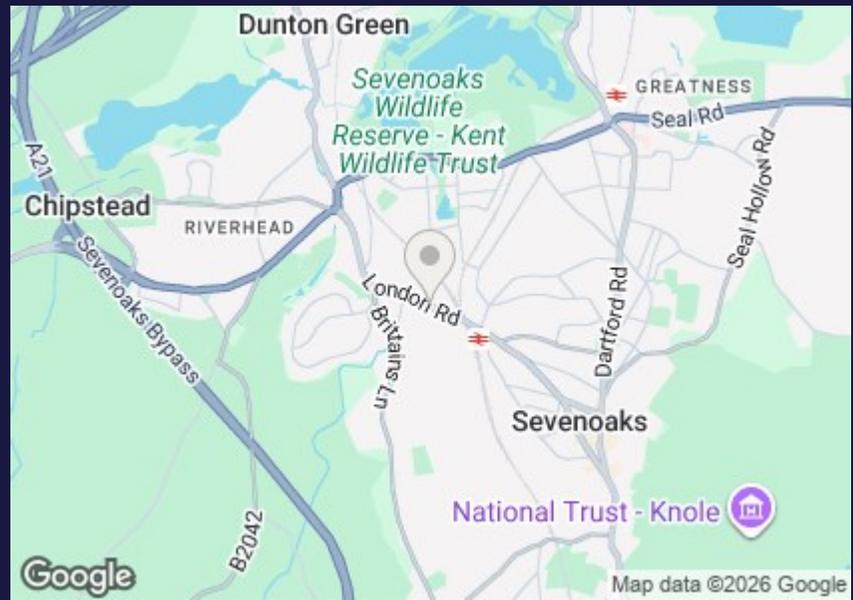
### Outside

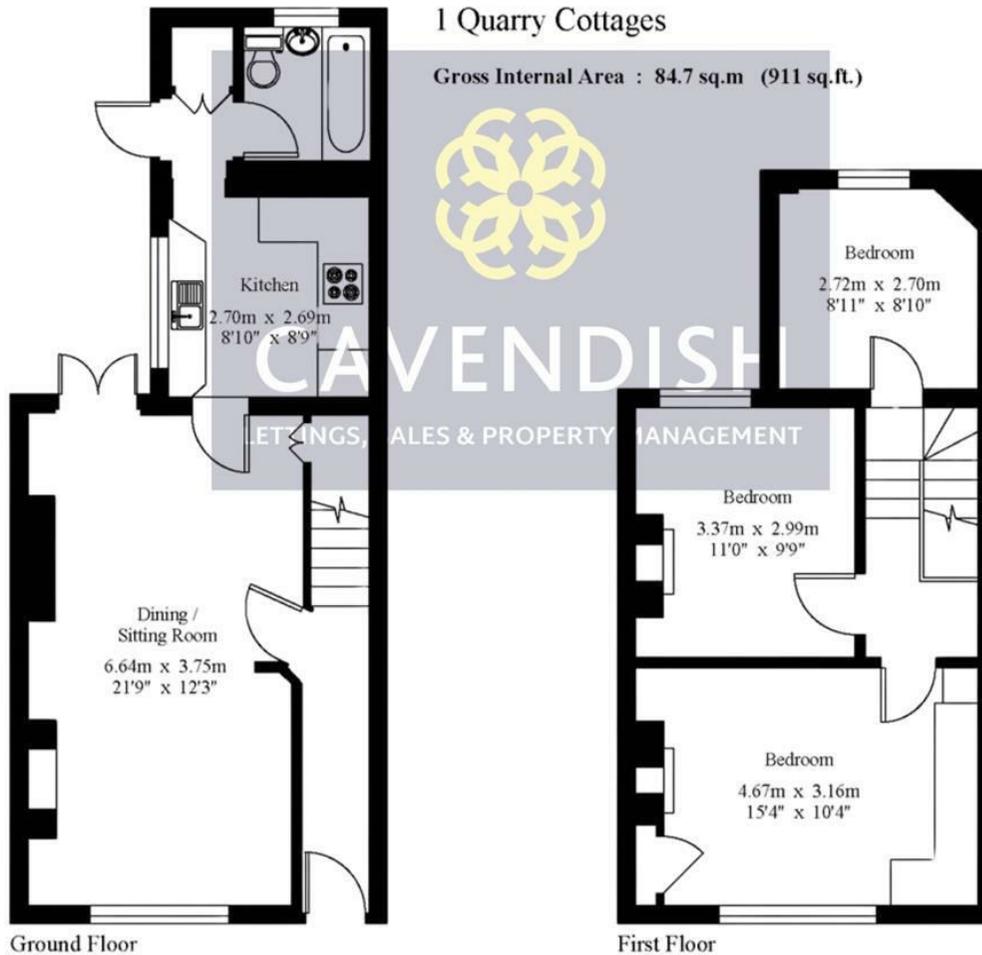
Garden with patio and lawn areas. Shed and side access to driveway.

### Utilities:

Mains water/gas/sewerage/drainage  
Local Authority Sevenoaks District Council  
Council Tax Band: D







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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>85</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>62</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |



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