



Conveniently located mid terrace family house with plenty of scope for improvement & the potential to extend (STPP), within a 5 minute walk of Sevenoaks mainline station.

£445,000 **Freehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

London Road, Sevenoaks

 Bedrooms: 3

 Bathrooms: 1

 Receptions: 1

- Convenient location
- Scope for extending STP
- Off street parking
- Utility/Storage area
- CHAIN FREE

A conveniently located mid terrace family house with plenty of scope for improvement and potential to extend (subject to planning), within a 5 minute walk of Sevenoaks mainline station offering a fast and frequent service to London Bridge.

ACCOMMODATION

Entrance hallway leading to open plan reception room with space for lounge and dining. Under stairs storage cupboard. Updated kitchen with fitted units. Modern shower room with cubicle, toilet and basin. Airing cupboard. Door out to covered utility and storage area with plumbing for appliances. On the first floor are three double bedrooms.

OUTSIDE

Good sized garden with patio and shed. Driveway to the front of the property offering space for two vehicles. Additional on street parking, no permit required.

UTILITIES & KEY INFORMATION

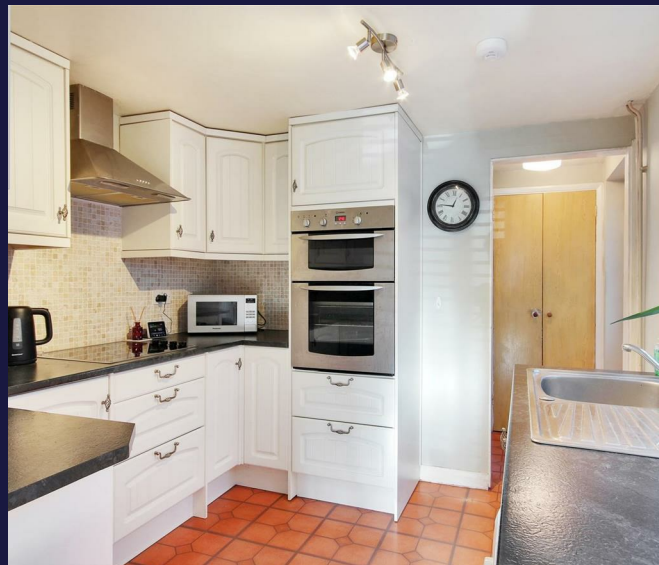
Mains electricity/water/sewerage

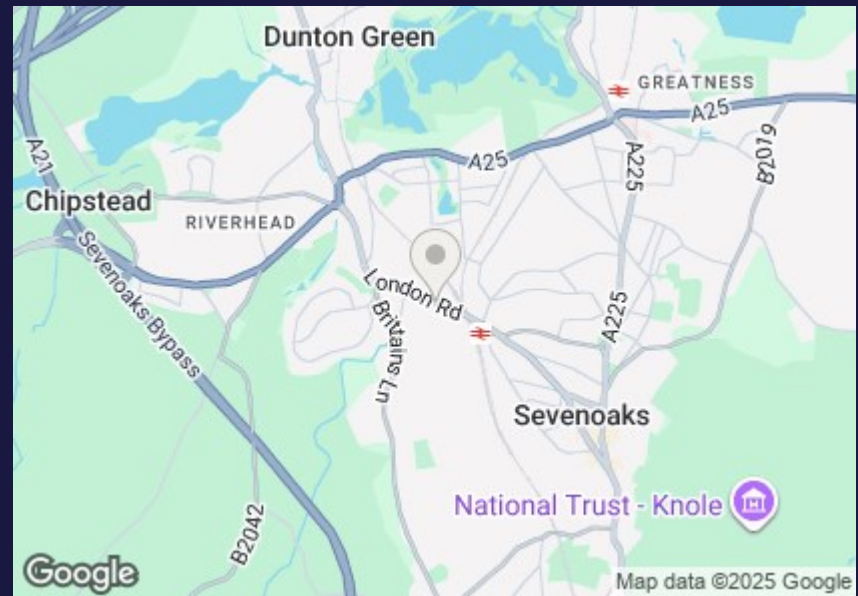
Heating: electric heaters

No gas supply

Local authority: Sevenoaks District Council

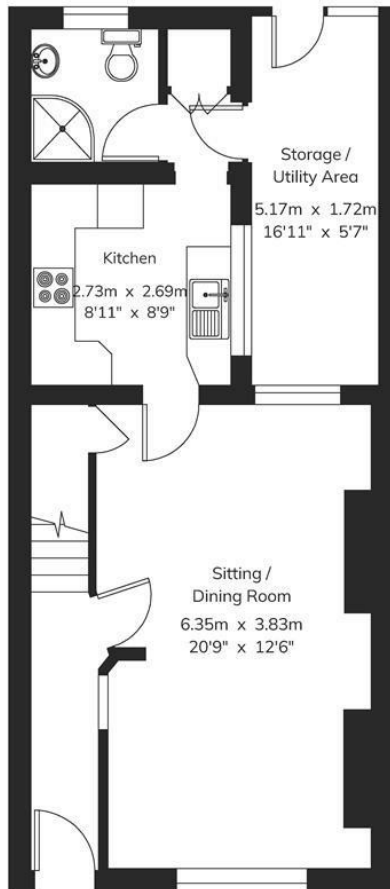
Council Tax Band: D





Coming down London Road from Sevenoaks town you will pass Sevenoaks station on your left. The entrance to the road is on the right just before The Halfway House pub. There is a driveway for 2 vehicles and on street parking.

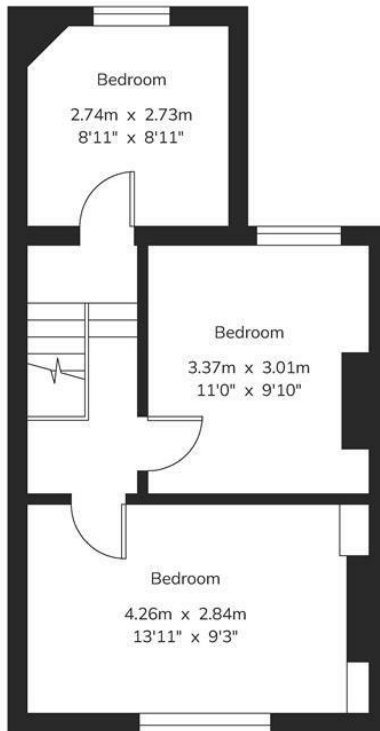




Ground Floor

4 Quarry Cottages

Gross Internal Area : 91.1 sq.m (980 sq.ft.)



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E			
(21-38) F		23	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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