



**£495,000** **Freehold**

Completely refurbished two bedroom cottage finished to a high specification and located within half a mile of Sevenoaks Station and town centre.





## Hitchen Hatch Lane, Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- Completely refurbished
- High specification
- New boiler & appliances
- Benefitting from a full rewire
- Under floor heating
- CHAIN FREE



Completely refurbished two bedroom terraced cottage in a popular residential street within walking distance to Sevenoaks mainline station (0.6 miles) and town centre (0.6 miles).

### ACCOMMODATION

The property has been renovated throughout to an extremely high specification and benefits from new double glazed sash windows throughout, a full rewire, new plumbing and boiler, brand new appliances and under floor heating. Open plan reception room and kitchen with breakfast bar, fitted units, dishwasher, washing machine, fridge freezer, electric oven and hob. Shower room with walk in shower, sink vanity unit and WC. Stairs up to two good sized double bedrooms.

### OUTSIDE

Sunny cottage garden with newly laid patio and lawn. Easy permit parking on the road.

### UTILITIES & KEY INFORMATION

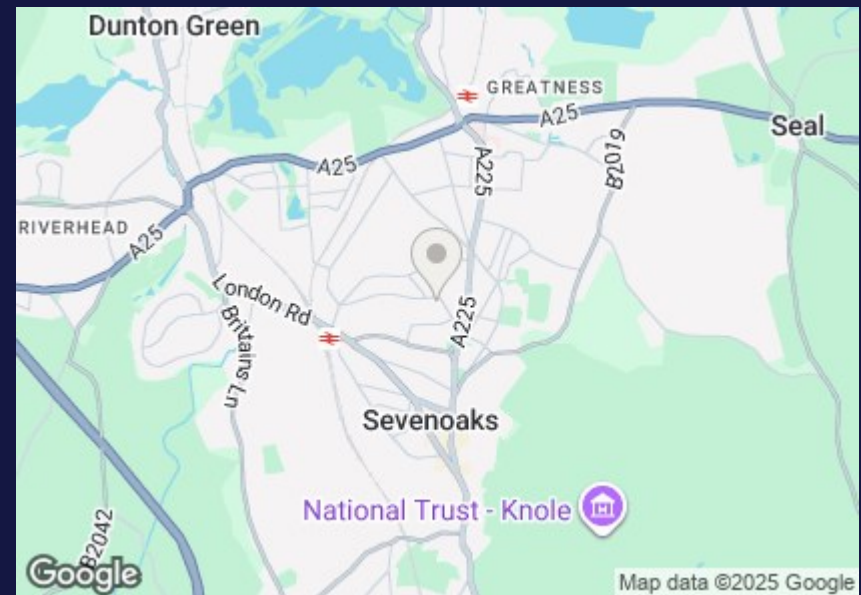
Mains gas/electricity/water/sewage

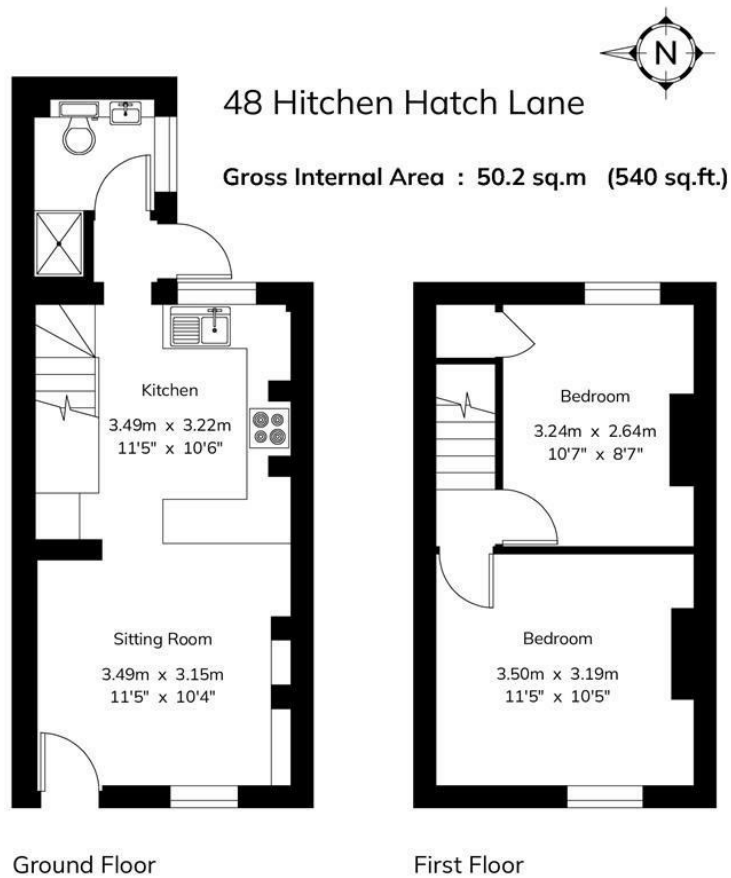
Heating: mains gas

Local Authority: Sevenoaks District Council

Council Tax Band: D







| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          | <b>71</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**

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