

Well-presented two double bedroom end of terrace house in a quiet residential cul-de-sac on the South side of Sevenoaks, within a short walk of schools. NO CHAIN

**£379,950** **Freehold**

LETTINGS, SALES & PROPERTY MANAGEMENT

**CAVENDISH**



## Cross Keys Close, Sevenoaks



Bedrooms: 2



Bathrooms: 1



Receptions: 1

- End of terrace
- Double glazing throughout
- Off street parking
- Private rear garden
- NO CHAIN

Well-presented two double bedroom end of terrace house in a quiet residential cul-de-sac on the South side of Sevenoaks, within a short walk of schools and Sevenoaks train station. The property is well positioned for good transport links, Sevenoaks town centre and a good choice of leisure facilities including golf courses, Sevenoaks leisure centre with gym and pool, and other private health and fitness clubs.

### ACCOMMODATION

The property is double glazed throughout and benefits from laminate flooring throughout the ground floor. Entrance hall with storage cupboard and doors to kitchen and sitting room, stairs to first floor. Sitting room with areas for lounge/dining, radiator, window and half glazed door to rear garden. Modern fitted kitchen comprising wall and base units, laminate counter tops, gas hob and electric oven, extractor hood, slimline dishwasher, space for washing machine, part tiled walls, radiator, window to front. First floor landing with storage cupboard, doors to bedrooms and bathroom. Master double bedroom with window to rear, radiator. Bathroom with white suite comprising panelled bath with shower over and screen, low level WC, pedestal wash/hand basin, tiled floor, chrome heated towel rail, frosted window to side. Further double bedroom with window to front, radiator, built in storage.

### Outside:

Private rear garden with patio, lawn and storage shed. Two off street parking spaces.

**\*NOTE FOR COMMUTERS\*** There is a shortcut by foot from the property to Sevenoaks Station which is approximately 1 mile and takes around 20-25 mins at a moderate pace.

### Utilities:

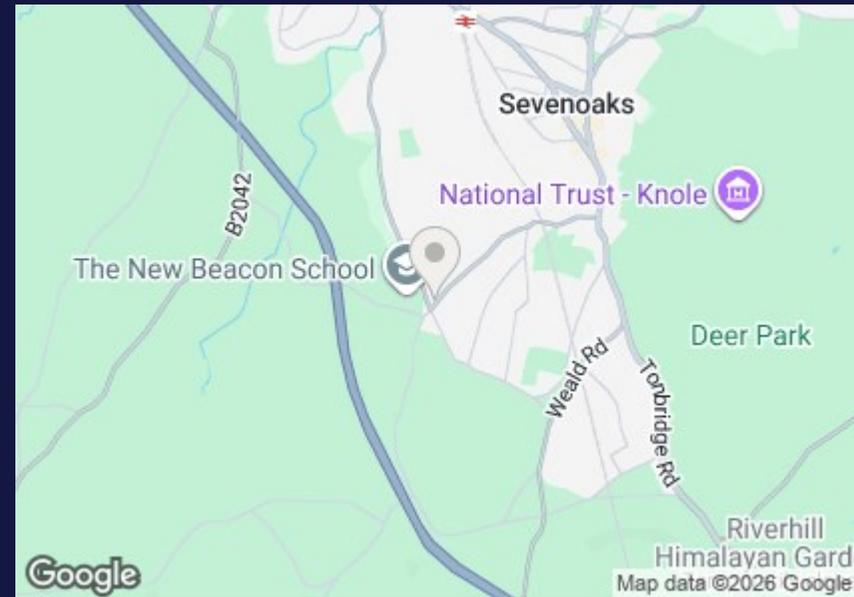
Mains gas/water/electric/sewerage

Heating: Mains gas

Local Authority: Sevenoaks District Council

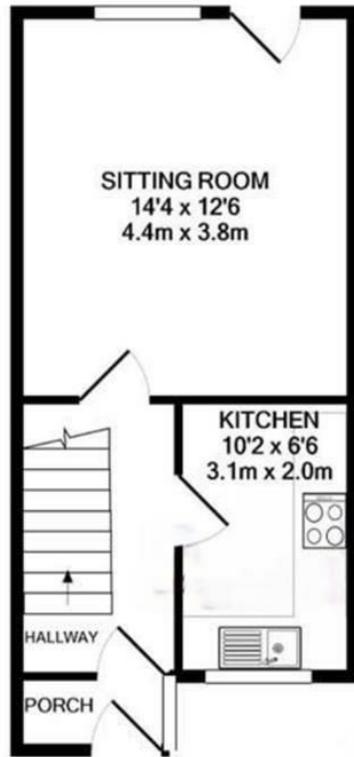
Council Tax Band D





From our office head south along the high street and turn right down Oak Lane. After about 0.8 miles turn right in to Brittain's Lane and Cross Keys Close is the first main right turn. Once in Cross Keys Close take the first right turn and number 9 is the last house on the left.





GROUND FLOOR  
APPROX. FLOOR  
AREA 322 SQ.FT.  
(29.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



# CAVENDISH

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