



Set in a prime location in central Sevenoaks, this modern 3 bedroom end of terrace house with parking and garden, offers a high standard of accommodation conducive to modern family living. NO CHAIN.

£785,000 **Freehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

Sevenoaks, Kent

 Bedrooms: 3

 Bathrooms: 2

 Receptions: 2

- No Chain
- Town centre location
- 3 bedrooms
- Parking
- Garden
- Fully double glazed throughout

An attractive, centrally located property in a private gated development in Sevenoaks town centre, with parking and garden.

Built in 2011 to a high-specification and approx. 100 yards from the High Street and Sevenoaks School, this three double bedroom semi-detached house is set over three floors in a private gated cul-de-sac. Front door in to entrance hall. Main reception room with sitting and dining areas and open plan to a fully fitted kitchen with appliances including electric oven and hob, fridge-freezer, washing machine and dishwasher. Ground floor cloakroom with WC. The bedrooms are on the first and second floors, with the master bedroom benefiting from an ensuite shower room. Family bathroom with bath and separate shower cubicle. Conservatory at the rear of the property. Garden laid to lawn with storage shed. Off street parking on driveway.

EPC rating: C

Council Tax Band: E

Gas central heating

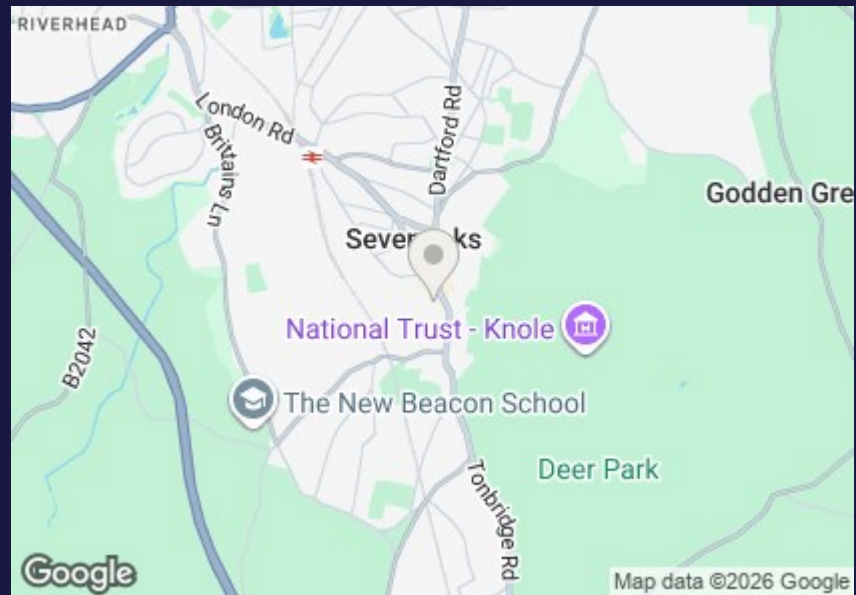
Mains gas/electric/water & sewerage

Local authority Sevenoaks District Council

Maintenance charge : approx. £900 per annum

PLEASE NOTE The parking of any trade vehicle, caravan, trailer or boat on the property or any other part of the development is prohibited.

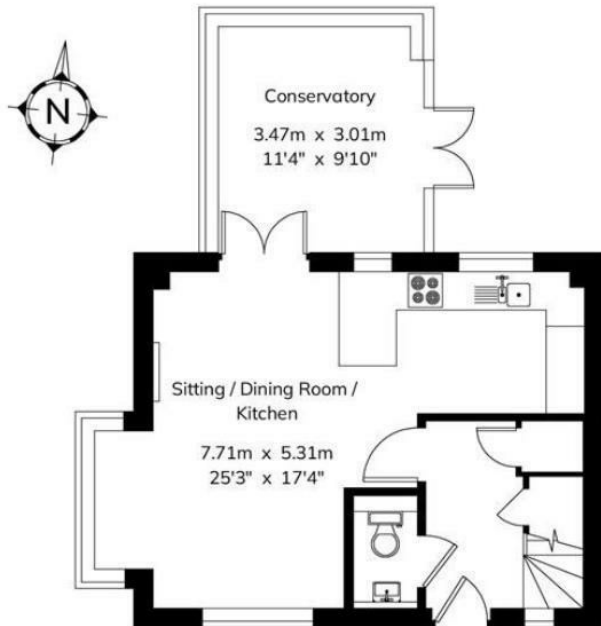




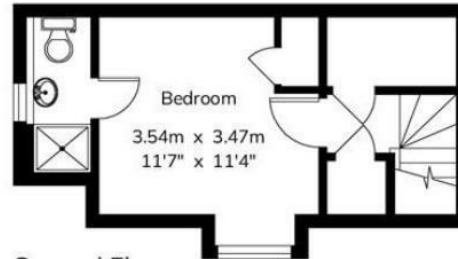
From our office in The Shambles head south up the London Road past the Stag Theatre. Turn right into Rockdale Road and the gates to the development can be found on the left at the end.



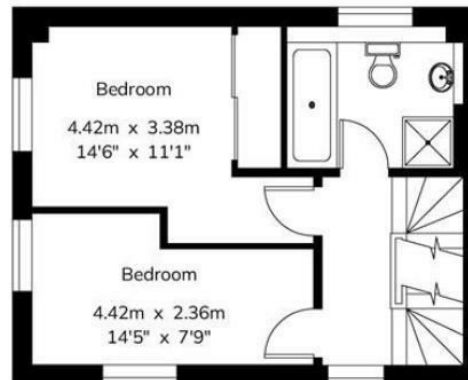
Gross Internal Area : 105.9 sq.m (1139 sq.ft.)



Ground Floor



Second Floor



First Floor



For Identification Purposes Only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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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