



£545,000 **Freehold**

A Beautifully presented end of terrace house in a good location offering easy access to schools, shops, leisure facilities and transport networks.



Seal Road, Sevenoaks



Bedrooms: 3



Bathrooms: 2



Receptions: 2

- Well presented throughout
- EPC rating: D
- Council tax band: D
- Juliet balconies



Extremely well presented end of terrace house in a convenient location arranged over four floors. Well placed for primary & secondary schools, Bat & Ball station and local amenities, all within walking distance. Sevenoaks mainline station & Sevenoaks town are also walkable, or just a short drive away.

Accommodation:

Open tiled porch with the front door into entrance hall leading to the sitting and dining rooms. Sitting room has window to front with plantation shutters, built in storage and shelving, feature tiled alcove & laminate flooring. Dining room has a window and glazed doors to rear with a Juliet balcony, built in storage & laminate flooring. Stairs to the lower ground floor & the fitted kitchen. Plumbing for washing machine, dishwasher and tumble dryer, space for fridge freezer, extractor hood, part tiled walls, laminate flooring, door to the decking and rear garden. Stairs from entrance hall lead to first floor landing with study area. Bedroom 2 has fitted wardrobes & a feature panelled wall. Bedroom 3 also has fitted wardrobes. Family bathroom with a shower over the bath & heated towel rail. Stairs from landing to Master suite comprising shower room with fully tiled shower enclosure & heated towel rail. Master bedroom has Velux windows and double glazed doors with Juliet balcony to rear offering far reaching views, this bedroom has the potential and design to be easily split into two rooms.

Outside:

Good sized rear garden with lawn, hedging and decking area.

UTILITIES & KEY INFORMATION

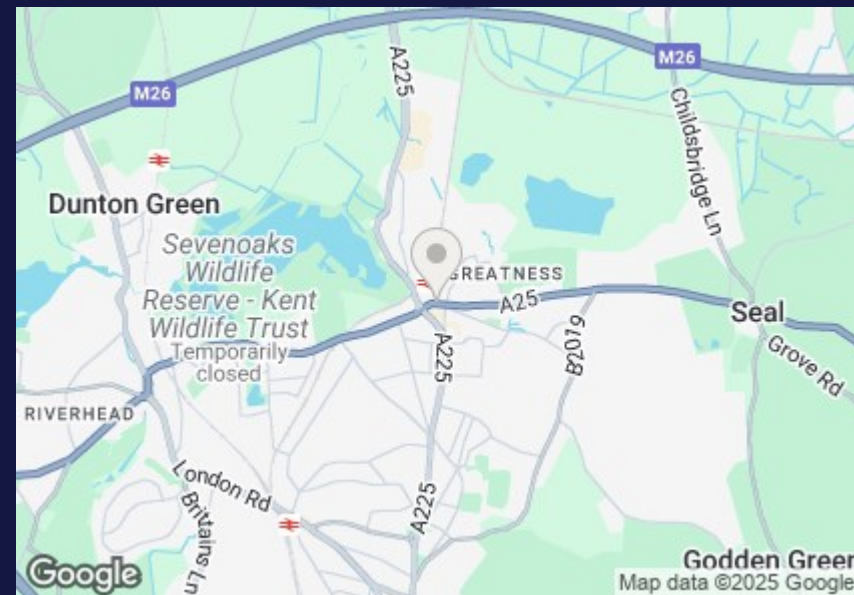
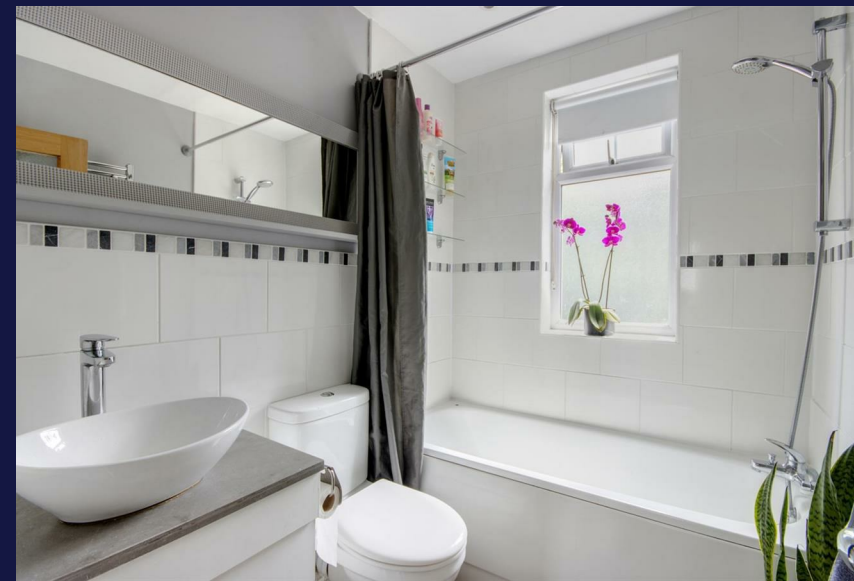
Mains gas/electricity/water/sewerage

Heating: Mains gas

Local authority: Sevenoaks District Council

Council Tax Band: D



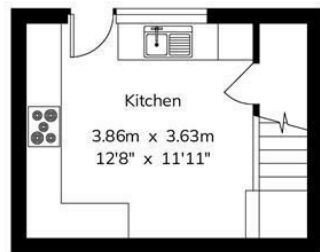


From central Sevenoaks proceed in a northerly direction along the High Street and the A225 (Dartford Road). Continue down the hill to the Bat and Ball lights where you turn right on to Seal Road. Number 30 is on the left hand side just up from the lights. Parking can be found in Greatness Lane, Hillingdon Avenue and Hospital Road.

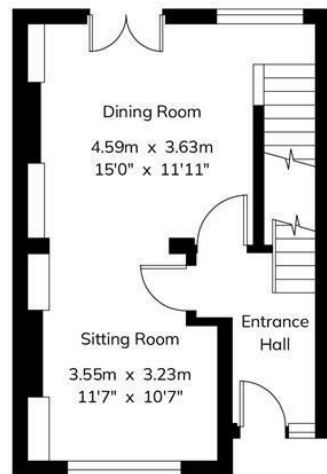


30 Seal Road

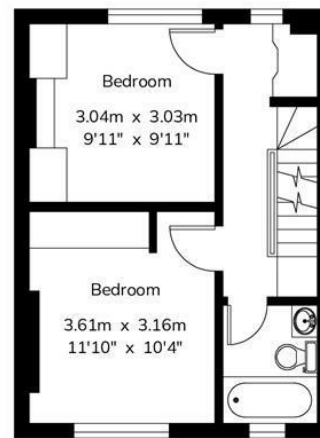
Gross Internal Area : 114.7 sq.m (1234 sq.ft.)



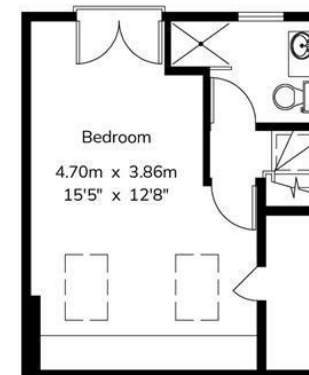
Lower Ground Floor



Ground Floor



First Floor



Second Floor



For Identification Purposes Only.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



CAVENDISH

LETTINGS, SALES & PROPERTY MANAGEMENT

2 - 3 The Shambles

Sevenoaks

Kent

TN13 1LJ

01732 464498

mail@cavendish.pro

www.cavendish.pro