



Light and spacious one bedroom first floor flat with private entry, located in a quiet cul-de-sac within walking distance of Sevenoaks High Street and mainline Station.

**£245,000**    **Leasehold**



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LETTINGS, SALES & PROPERTY MANAGEMENT

## Kennedy Gardens, Sevenoaks

 Bedrooms: 1

 Bathrooms: 1

 Receptions: 1

- CHAIN FREE
- Allocated off street parking space
- Private entry
- Under 1 mile from Sevenoaks High Street
- 1.2 miles to Sevenoaks Station

Well presented light and airy one bedroom flat with private entry and parking, located in a quiet cul-de-sac within walking distance of Sevenoaks High Street and mainline Station.

### Accommodation

Entrance hall with storage cupboard. Large open plan reception room and modern kitchen with washing machine, fridge freezer, hob and oven. Double bedroom with fitted mirrored wardrobes. Bathroom with basin, WC, shower over the bath and heated towel rail. Airing cupboard.

### Outside

Front garden. Outside storage cupboard. Allocated parking space.

### UTILITIES & KEY INFORMATION

Mains gas/electricity/water/sewerage

Heating: Mains gas

No service charge payable

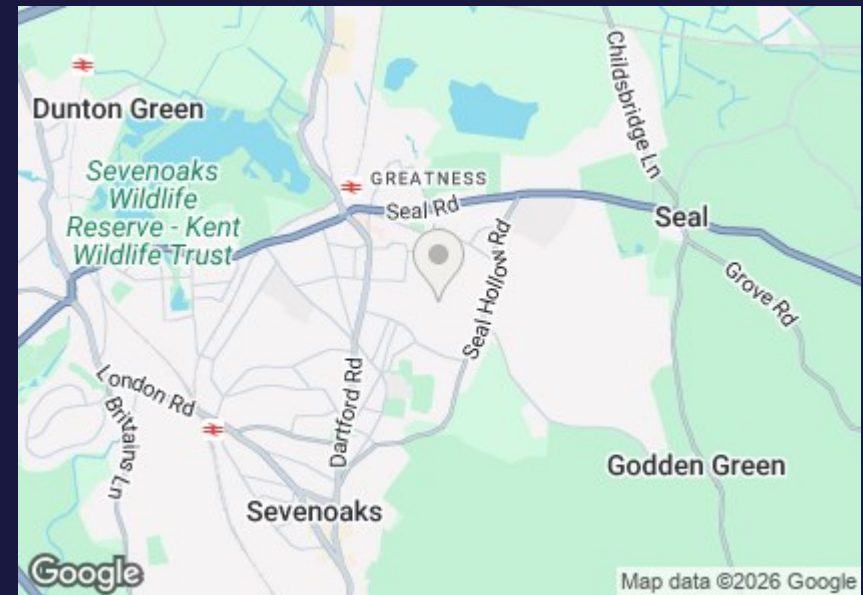
No ground rent payable

Local authority: Sevenoaks District Council

Council tax band: C

142 years remaining on the lease





Coming from Sevenoaks High Street, follow the road down to St Johns Hill. Turn right onto Quakers Hall Lane and follow the road for approximately 0.4 miles. Turn left into Kennedy Gardens and follow the road down to a mini roundabout. The property is located straight ahead.



Gross Internal Area : 38.5 sq.m (414 sq.ft.)



First Floor



For Identification Purposes Only.  
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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>75</b> |
| (55-68) <b>D</b>                            | <b>64</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 |           |



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