



Forming part of this ever popular cul-de-sac location, this two double bedroom end of terrace home occupies a desirable central location within easy reach of all Sevenoaks amenities including Sevenoaks mainline rail station (1.2 miles) providing fast and frequent links to London Bridge / Charing Cross in less than thirty minutes. The town centre with its wide array of all shopping, social and leisure facilities is within 0.9 miles walking distance, including the Stag Theatre and access to beautiful Knole Park.

Offering exciting scope for modernisation, the property provides well planned and proportioned accommodation, currently comprising a covered front porch with storage cupboard, entrance hallway, spacious sitting room providing direct access to the rear garden, kitchen, two first floor double bedrooms and the family bathroom. Additional benefits include an en-bloc garage located close by, with further residents / visitors parking courtyard located directly in front of the property and a private rear garden. AVAILABLE WITH NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate this property.

## 25 Kennedy Gardens

Sevenoaks, Kent, TN13 3UG Freehold

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Guide Price £399,995

## **ENTRANCE HALL**

Opaque part glazed door to front, double radiator, fitted carpet, stairs to first floor landing and doors to both sitting room and kitchen.

## **SITTING ROOM**

Spacious reception room has double glazed sliding patio doors to rear providing direct garden access, two double radiators, coved ceiling, fitted carpet, TV point and door to useful understairs storage cupboard.

## **KITCHEN**

Double glazed window to front, radiator, vinyl flooring, localised wall tiling, wall mounted boiler, series of matching wall and base units set with roll top work surfaces incorporating stainless steel sink unit and drainer, space and plumbing for all utilities.

## **FIRST FLOOR LANDING**

Full height double glazed side window, access hatch to loft, fitted carpet and doors off to all rooms.

## **BEDROOM ONE**

Double bedroom has double glazed window to rear with delightful far reaching aspect, radiator and fitted carpet.

## **BEDROOM TWO**

Double bedroom has double glazed window to front with delightful far reaching aspect, radiator, fitted carpet and door to airing cupboard housing hot water cylinder as well as providing useful storage space.

## **BATHROOM**

Radiator, vinyl flooring, localised wall tiling, white suite comprising panel bath with overhead shower attachment, concealed flush wc and pedestal wash basin.

## **GARAGE & PARKING**

There is a single en-bloc garage located close to the property, as well as a parking courtyard to the front of the property for residents / visitors (on a first come first served usage basis).

## **GARDEN**

Set within a neatly fenced perimeter, the rear garden has a paved sun terrace which is ideal for sitting out and entertaining, while the remaining garden area is interspersed with trees and shrubs.

## **ADDITIONAL INFORMATION**

Property is Freehold  
Council Tax Band C

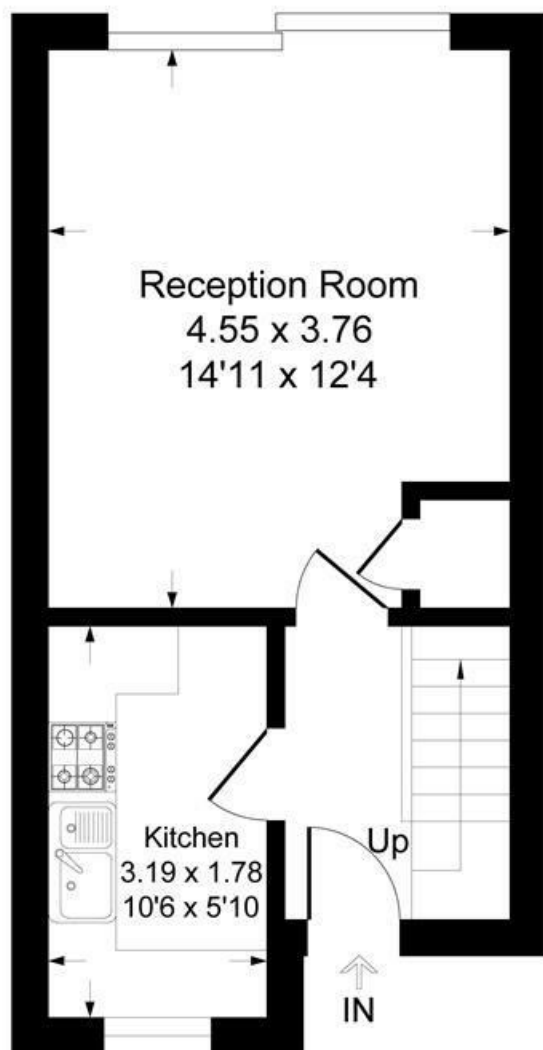




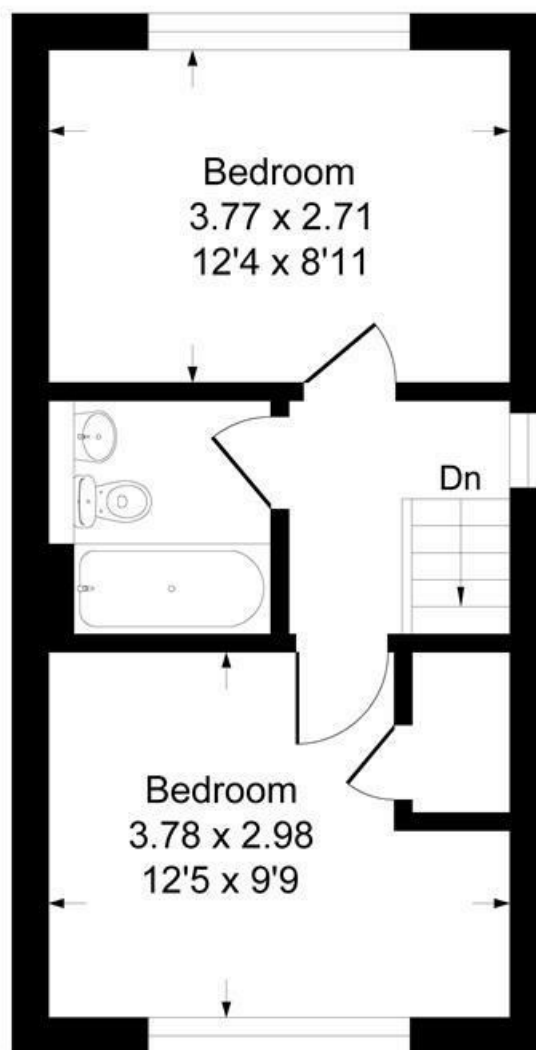
# Kennedy Gardens, TN13

Approximate Gross Internal Area 57.7 sq m / 622 sq ft

Garden  
11.56 x 3.96  
37'11 x 13'0  
(Approx)



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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