



A charming two double bedroom end-terrace cottage of attractive ragstone appearance forming part of the highly sought after Village area of Sevenoaks. Favoured by commuters and Sennockians alike, this central location is as convenient as it is desirable, set as it is within walking distance of both Sevenoaks mainline rail station (0.9 miles) with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes, as well as the town centre (0.8 miles) with its wide array of shopping, social and leisure facilities.

Considered to be extremely well maintained by the present owners, the double glazed accommodation comprises entrance hallway, sitting room with direct access to the rear garden, modern fitted kitchen, ground floor bathroom and two double bedrooms to the first floor. Additional benefits include the delightful rear garden with its generous decked sun terrace that enjoys a southerly aspect and extends to over 40ft in length. Available with NO ONWARD CHAIN, your early viewing comes highly recommended in order to fully appreciate all this delightful cottage has to offer and its wonderful location.

27 Quakers Hall Lane

Sevenoaks, TN13 3TU Freehold



Guide Price £425,000

ENTRANCE HALL

Double glazed side entrance door to entrance hall, door to deep storage cupboard with shelving and space / plumbing for washing machine, ceramic tiled flooring, doors off.

SITTING ROOM

Delightful reception room has double glazed window to rear and accompanying double glazed rear door providing direct access to and overlooking the garden. Double radiator, fitted carpet and feature open fireplace recess with stone hearth and built in low level storage units to each chimney breast recess as the focal point for the room.

KITCHEN

Double glazed window to front, double radiator, wood flooring, inset downlighting, localised wall tiling and staircase rising to first floor landing. Refitted kitchen boasts an attractive series of matching wall and base units complete with display dresser, plate rack and built-in wine storage, and set with butchers block style work surface tops incorporating stainless steel sink unit with drainer. Amongst the built-in appliances are an electric double oven with four ring gas hob and overhead extractor hood, dishwasher and space for tall fridge freezer. Door providing access to sitting room.

GROUND FLOOR BATHROOM

Family bathroom has an opaque double glazed window to front, radiator, tiled flooring with predominately tiled walls to compliment, fitted storage unit and extractor fan. The modern white bathroom suite comprising a shower end bathtub with screen and wall mounted shower unit, close coupled WC and wash hand basin with integrated storage unit beneath.

FIRST FLOOR LANDING

Fitted carpet and doors off to both double bedrooms.

BEDROOM ONE

Double bedroom has double glazed window to rear with delightful aspect over the garden, radiator, fitted carpet and built in wardrobes with storage cupboards over to each chimney breast recess.

BEDROOM TWO

Double bedroom has double glazed window to front, radiator, fitted carpet and built in airing cupboard.

PARKING

Parking to Quakers Hall Lane is generally unrestricted and available to the front of the property on a first come first served basis.

GARDEN

TO FRONT: There is a paved frontage to the property providing access to the entrance door and

down the side of the property to the rear garden via a pedestrian access gate. Space exists to off street park a motorcycle on the frontage.

TO REAR: Measuring apx 45ft x 16ft the delightful rear garden is a genuine feature of the cottage, boasting a sunny southerly aspect and being set within a neatly fenced perimeter. There is an extensive decked sun terrace, which is ideal area for sitting out and entertaining, which leads in turn to the predominately lawned garden area with its flower and shrub borders providing colour and definition. A right of way exists over the garden leading to and from the side access.

ADDITIONAL INFORMATION

Property is Freehold
Council Tax Band D

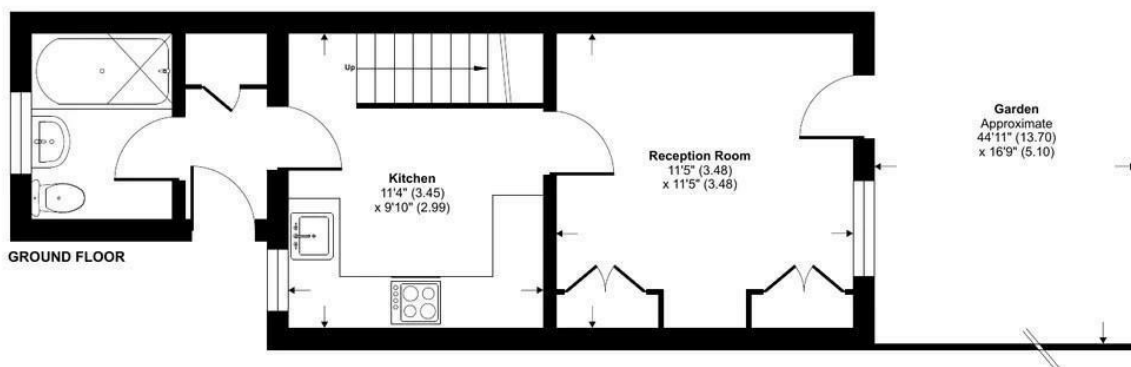
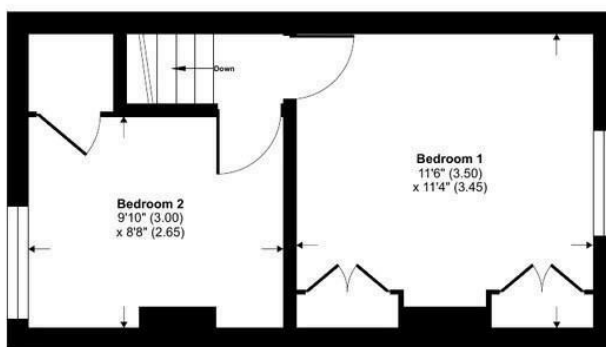




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Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.

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