



A most attractive three bedroom 1920's detached home with ample driveway, garage and large rear garden, situated amongst highly regarded amenities. Considered a project but still maintaining lots of character, the property comprises a welcoming entrance hall, bay fronted living room, separate dining room that looks out onto the rear garden, breakfast room that links to the kitchen and downstairs cloakroom to the ground floor. The first floor comprises a landing, three spacious bedrooms and a shower room with separate WC. Externally the property benefits from a driveway to accommodate approximately 4/5 cars and access to the attached self contained garage. The attractive and well maintained large rear garden comprises a lawn as laid with surrounding flower beds, shrubs, patio and timber built shed.

Sevenoaks train station (1 mile) provides fast services to London Bridge in under 24 minutes and is accessible via footpath. The excellent Amhurst (0.3 miles), Riverhead (0.2 miles) and Chevening (1.2miles) schools are also located nearby. Sevenoaks high street (2.1 miles) offers an array of pubs, restaurants, shopping facilities and public services. With the benefit of NO ONWARD CHAIN this wonderful property comes highly recommended by the sole selling agent.

7 Cold Arbor Road

Sevenoaks, TN13 2PP Freehold

 3

 1

 3

 E

Guide Price £950,000

GROUND FLOOR

ENTRANCE HALL

Carpet as laid, radiator, double glazing to front aspect, understairs storage cupboard containing gas meter, staircase to first floor.

SITTING ROOM

Carpet as laid, radiator x 2, double glazed bay frontage, double glazing to side aspect, Central gas fire feature.

DINING ROOM

Carpet as laid, radiator, external rear door to patio area and surrounding double glazing to rear aspect, double glazing to side aspect.

BREAKFAST ROOM

Carpet as laid, opaque double glazing to side aspect integrated drawers and cupboards with one containing the boiler, larder containing electric meter and consumer unit.

KITCHEN

Tiled floor as laid, single glazing to rear aspect, part tiled walls, range of cupboards and drawers with worktop, space for fridge/freezer, space for washing machine, Rangemaster gas cooker with five burner gas hob, external door to side aspect, entryway to the cloakroom.

GROUND FLOOR WC

Tiled floor as laid, wc, wash hand basin, opaque double glazing to side aspect, part tiled wall.

FIRST FLOOR

LANDING

Carpet as laid, double glazing to side aspect, loft access.

MASTER BEDROOM

Carpet as laid, radiator, double glazing x 2 to front aspect, integrated wardrobes on each side of the chimney stack

BEDROOM TWO

Carpet as laid, double glazing to rear aspect, radiator, integrated wardrobes each side of chimney stack.

BEDROOM THREE

Carpet as laid, radiator, double glazing to front aspect.

SHOWER ROOM

flooring as laid, part tiled walls, walk in shower, airing cupboard containing water cylinder, wash hand basin with under cupboard.

SEPARATE WC

Flooring as laid, opaque double glazing to side aspect, wc, wash hand basin.

EXTERNALLY

FRONTAGE

Comprises a raised lawn as laid and pebble driveway with parking for approximately 4/5 cars, side access to rear garden.

REAR GARDEN

Patio adjacent to the house, large lawn as laid, surrounding flower beds and hedges, shed located in the far corner.



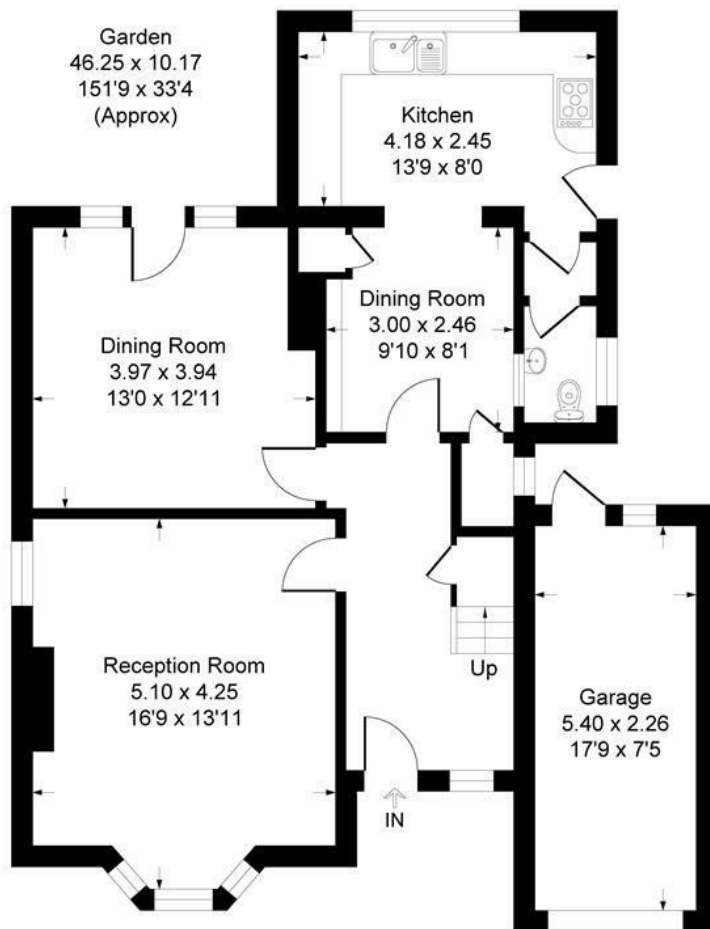


Cold Arbor Road, Sevenoaks, Kent, TN13

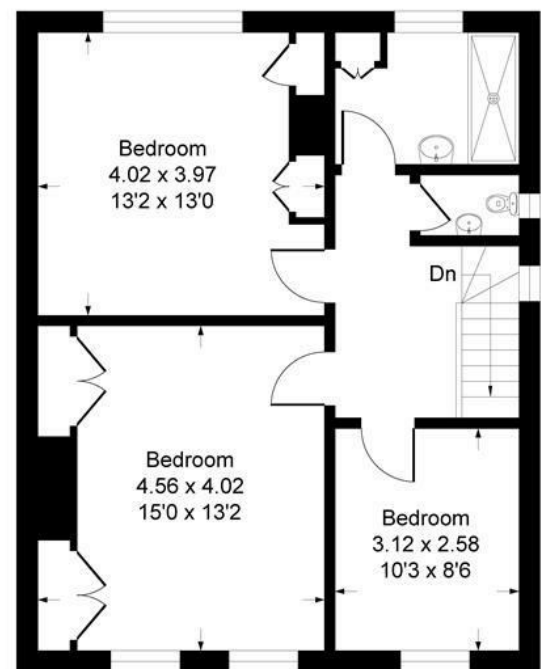
Approximate Gross Internal Area 130.1 sq m / 1400 sq ft

Garage = 12.2 sq m / 131 sq ft

Total = 142.3 sq m / 1531 sq ft



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.
Produced By Planpix

www.kings-estate-agents.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the firms employment has the authority to make or give any representation or warranty in respect of the property.

4 Station Parade, London Road, Sevenoaks, Kent,
TN13 1DL
T: 01732 740747

sevenoaks@kings-estate-agents.co.uk

kings-estate-agents.co.uk

