



A semi detached three bedroom family home within this popular residential location of Sevenoaks, providing easy access to a number of excellent local schools, including the Trinity secondary school site which is shared with the Weald Girls Grammar School and the Tunbridge Wells Boys Grammar School (0.5 miles on foot). In addition, Sevenoaks mainline rail station with its fast and frequent links to London Bridge / Charing Cross in less than thirty minutes can be found just 1.4 miles away, while a wide array of all shopping, social and leisure facilities can be found in the town centre approximately 1.2 miles away, including beautiful Knole Park.

The generously proportioned accommodation is considered to be a project and comprises a welcoming entrance hallway, reception room with fireplace, separate dining room and kitchen that provides access to the storage area and wc, three first floor bedrooms and the family bathroom. Externally the property boasts a sizeable rear garden with lots of potential. Available with NO ONWARD CHAIN, your internal viewing comes highly recommended in order to fully appreciate all this comprehensive family home has to offer.

## 19 Hillingdon Rise

Sevenoaks, TN13 3RE Freehold



Offers Over £450,000

## GROUND FLOOR

### Entrance Hall

Carpet as laid, radiator, double glazing to side aspect, timber frame external door, access to the dining room and living room, staircase to first floor.

### Dining Room

Carpet as laid, double glazing to front aspect, radiator, gas fire to chimney.

### Living Room

Carpet as laid, double glazing to front aspect, radiator, gas fire to chimney, access to the kitchen.

## FIRST FLOOR

### Landing

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

### Master Bedroom

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

### Bedroom Two

Carpet as laid, double glazing to rear aspect, radiator, airing cupboard containing water tank, storage cupboard.

### Bedroom Three

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

### Bathroom

Carpet as laid, radiator, opaque double glazing to side aspect, wc, wash hand basin with under cupboard, panelled bath with shower.

### Kitchen

Tiled floor as laid, double glazing to rear aspect, rear external timber framed door to outhouse and garden, range of worktops/cupboards/drawers throughout, space for fridge/washing machine/cooker, larder cupboard.

## EXTERNALLY

The property benefits from a spacious front lawn with a path which leads to the main entrance and to the outhouse where the rear garden is also accessible. The large rear garden comprises a lawn as laid and a fenced parameter. The outhouse comprises storage and an outdoor toilet facility.



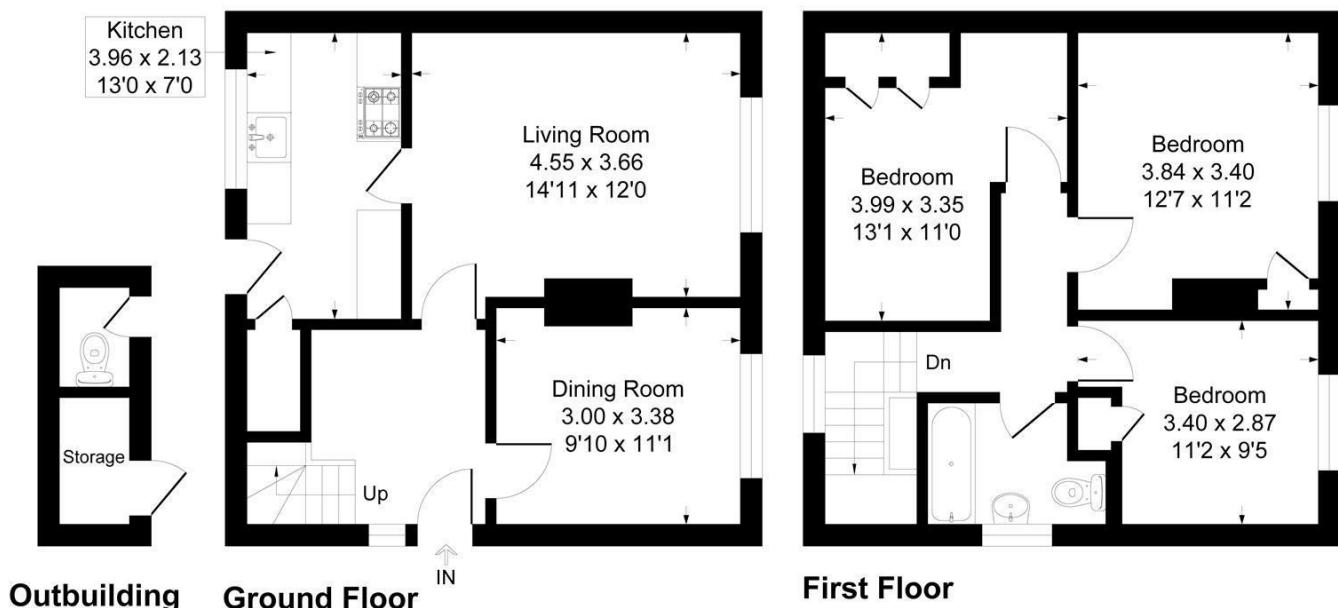


## Hillingdon Rise, TN13

Approximate Gross Internal Area 93.0 sq m / 1001 sq ft

Outbuilding = 3.1 sq m / 34 sq ft

Total = 96.1 sq m / 1035 sq ft



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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