KINGS







This charming three bed, two reception character cottage situated in the heart of Riverhead is available to rent immediately. The property benefits from two large reception rooms, three bedrooms and a spacious kitchen and is presented in excellent order throughout.

5 Worships Hill

Sevenoaks, TN13 2AS

3 1 2 E

£2,200 Per Month

Property Description

This unique cottage boasts a wealth of original features including exposed timber beams throughout and the charming inglenook fireplace found in the sitting room. The well planned and proportioned accommodation currently comprises a dining room and sitting room separated by open timber beam partitioning and a cottage style kitchen. To the first floor there are three bedrooms as well as the family bathroom. Externally, the property benefits from a delightful private rear garden as well as an attached studio outbuilding and external WC. Your internal viewing comes highly recommended in order to fully appreciate all this property has to offer and its highly convenient location.

Property Information

Rent excludes the tenancy deposit and any other permitted payments. Holding Deposit of £519.23, based on the advertised rent, is required to reserve this property. Deposit payable is £2538

Electric, water and drainage. EPC rated E
Sevenoaks District Council - Council Tax Band F.

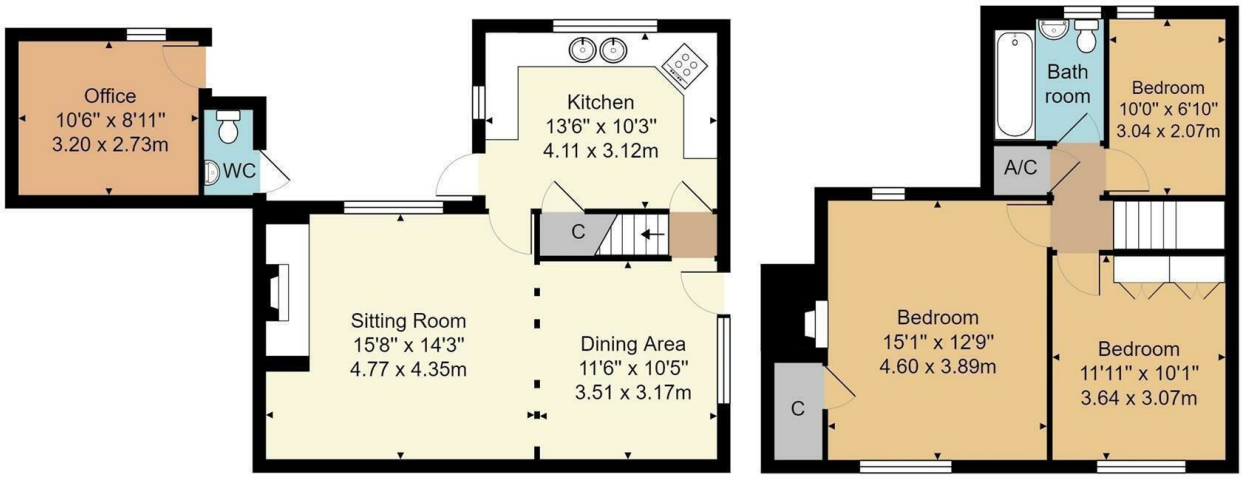
Viewing Arrangements

Strictly by prior appointment with Kings

Property Information

Within easy walking distance of a range of local stores and amenities including coffee bars, restaurants and a one stop shop. Also within walking distance are the highly regarded Riverhead and Amherst Schools (0.3 miles), while a wide array of all shopping social and leisure facilities can be found in the neighbouring town of Sevenoaks, including fast and frequent mainline rail links to London Bridge / Charing Cross possible in less than thirty minutes.

Please note that there is no designated parking for the property, however on street parking is available locally.



Ground Floor **First Floor**

House Approx. Gross Internal Area 1027 sq. ft / 95.4 sq. m
Approx. Gross Internal Area (Incl. Outbuilding) 1137 sq. ft / 105.6 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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.

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