



# A substantial family home set in a desirable private road

**Montreal Road, Sevenoaks, Kent, TN13**

£3,995 pcm plus fees may apply, Unfurnished or Part Furnished  
Available from 18.07.2022, 12 months minimum tenancy

**savills**



• A spacious family home • Flexible accommodation • Desirable location • Rear garden and cabin • Ample off street parking

### About this property

Set in a private residential road, this substantial family home offers flexible accommodation spread over 2 floors.

Opening into the ground level entrance, stairs rise to the main floor with double doors leading through to the living room with a fireplace which is framed by built in cupboards.

Further double doors open into the adjoining dining room which is open plan with the light filled conservatory and enjoys an outlook to the rear garden.

The kitchen is fitted with a range of cupboards, a selection of appliances, and also has a door into the utility/mud room which has front and rear access.

The landing leads through to the principal bedroom which benefits from a bank of fitted wardrobes and an en suite shower room.

There are a further 2 double bedrooms, 1 being very generously proportioned and also boasts a bank of fitted wardrobes. These bedrooms are serviced by the well appointed family bathroom.

Back on the ground level, there are 2 rooms which both offer a multitude of uses as either a bedroom, office, snug or gym. The larger of these rooms benefits from an en suite bathroom. There is also a cloakroom on this level.

Externally, the property is approached by a driveway providing ample parking, and leading to a double garage. Steps from the front of the property lead up to the mud/utility room on the upper level.

To the rear is a spacious garden, mainly laid to lawn and bordered by mature trees and shrubs. A patio area provides an ideal space for al fresco entertaining, whilst a summer house set further into the garden offers an additional space, separate from the house.

### Energy Performance

EPC Rating = E







### Local Information

Montreal Road is a highly popular private residential road and has excellent access to Sevenoaks mainline station and the town centre.

Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater in Dartford.

Mainline Rail Services: Sevenoaks station - London Cannon Street/Charing Cross and London Victoria.

Primary Schools: Riverhead infant and Amherst junior schools. St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

Grammar/State Schools: Tonbridge and Tunbridge Wells. Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields, Granville and New Beacon Preparatory Schools in Sevenoaks. St Michaels and Russell House Preparatory Schools in Otford. Radnor House school in Sundridge.

Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Mountains private health club in Hildenborough. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks.

The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports.



### Additional Payments

Holding Deposit: £969.23 (1 week)

Deposit Payable: £5,815.38 (6 weeks)

### Local Authority

Sevenoaks District Council

### Council Tax

Band = G

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office. Telephone: +44 (0) 1732 789 760.



**Montreal Road, Sevenoaks, Kent, TN13**  
**Gross Internal Area** 2191 sq ft, 203.6 m<sup>2</sup>

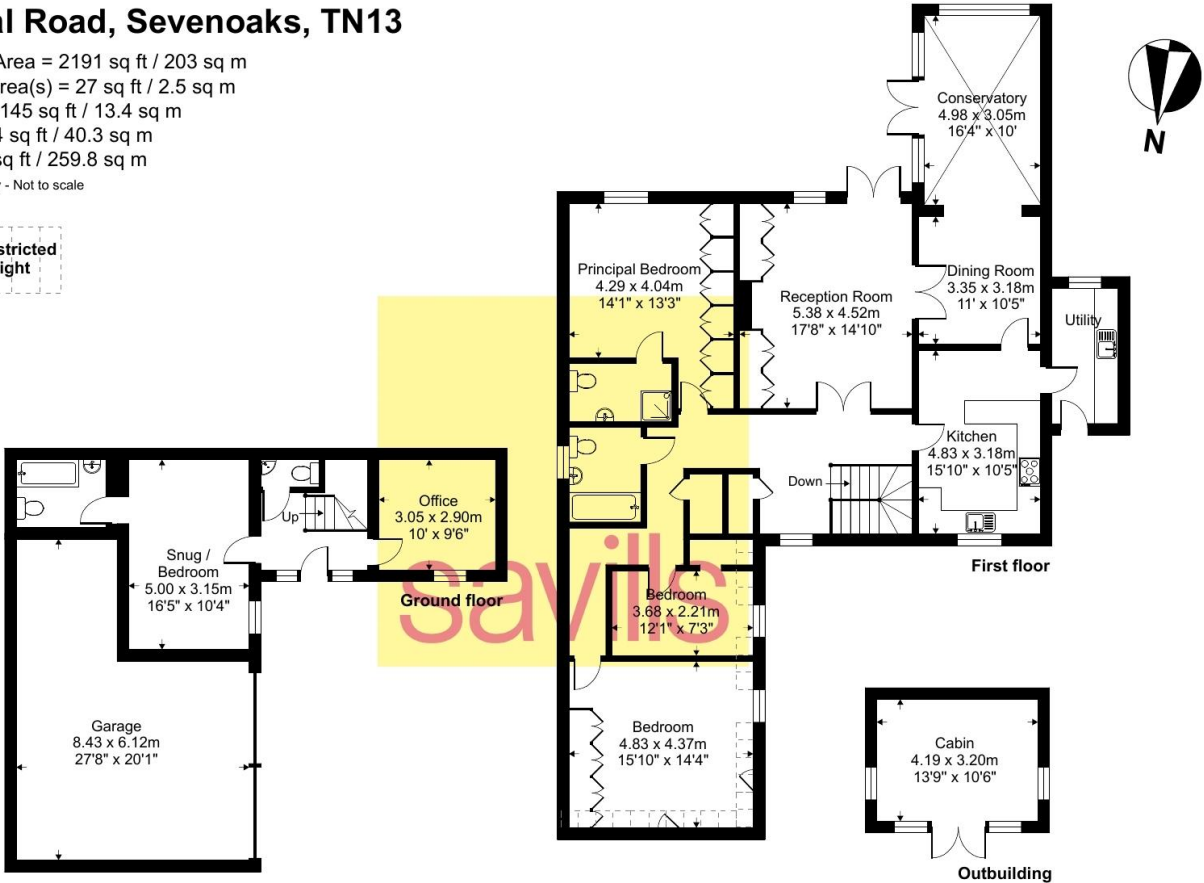
**Olivia Thomas**  
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 othomas@savills.com



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Approximate Area = 2191 sq ft / 203 sq m  
 Limited Use Area(s) = 27 sq ft / 2.5 sq m  
 Outbuilding = 145 sq ft / 13.4 sq m  
 Garage = 434 sq ft / 40.3 sq m  
 Total = 2797 sq ft / 259.8 sq m  
 For identification only - Not to scale

Denotes restricted  
 head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Savills (UK) Limited. REF: 857179

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	72
England, Scotland & Wales		EU Directive 2002/91/EC

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20220610MEHE

