



# A well presented family home set in the heart of town

**Granville Road, Sevenoaks, Kent, TN13**

£3,500 pcm plus fees apply, Unfurnished  
Available from 02.07.2022





- A stylish and modern family home • Sevenoaks station approx. 0.2 miles • Excellent road links • Accessible to popular schools • Convenient for town centre

#### About this property

Located on a popular road in central Sevenoaks, this detached family home provides ample accommodation within easy reach to all of the amenities that Sevenoaks town has to offer.

Opening in the entrance hall, the first reception room/study/play room is directly ahead with the ground floor cloakroom adjoining. The principal family room stretches the width of the property and enjoys views to the front and rear gardens. From the hall is the modern and stylish kitchen with a range of shaker style units and wooden countertops, and a wall of storage cupboards. A peninsula island provides a convenient breakfast bar with the family dining area boasting a sliding door to the rear patio area.

On the first floor is the principal bedroom which benefits from a bank of built in sliding door wardrobes proving ample storage space, and an en suite shower room. There are a further 3 double bedrooms, and the well-appointed family bathroom with separate shower cubicle.

Externally the property benefits from a well planted front garden with steps leading down to the property. To the rear is a lovely, split level garden.

#### Furnishing

Unfurnished

#### Local Authority

Sevenoaks District Council  
Council Tax Band = F

#### Energy Performance

EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office.

Telephone: +44 (0) 1732 789 760.







### Local Information

Conveniently situated a short walking distance from Sevenoaks Mainline station and Town Centre.

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

Mainline rail services: Services running from Sevenoaks to Cannon Street/Charing Cross and London Victoria.

Primary schools: Amherst and Riverhead CP, Sevenoaks CP, St Thomas RCP, St Johns CEP and Lady Boswells CEP Schools.

Secondary schools: Judd Boys grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Wildernes Boys School in Sevenoaks and Sevenoaks Girls School.

Private schools: Sevenoaks, Tonbridge and Walthamstow Hall, Sevenoaks Solefields and New Beacon preparatory Schools in Sevenoaks. St Michaels and Russell House preparatory Schools in Otford. Radnor House School in Sundridge.

Leisure facilities: Sailing and water sports on Chipstead Lake. Wildernes and Knole Golf Clubs in Sevenoaks and Nizels Golf and Leisure Centre in Hildenborough. Sevenoaks Swimming and Leisure Centre. Cricket, Hockey, Football and Rugby in the Sevenoaks Vine area, Rayleys Tennis Centre in Sevenoaks.

Motorway Links: The M25 can be accessed via the A21 linking to other motorway networks as well as Gatwick and Heathrow airports and the Channel Tunnel.

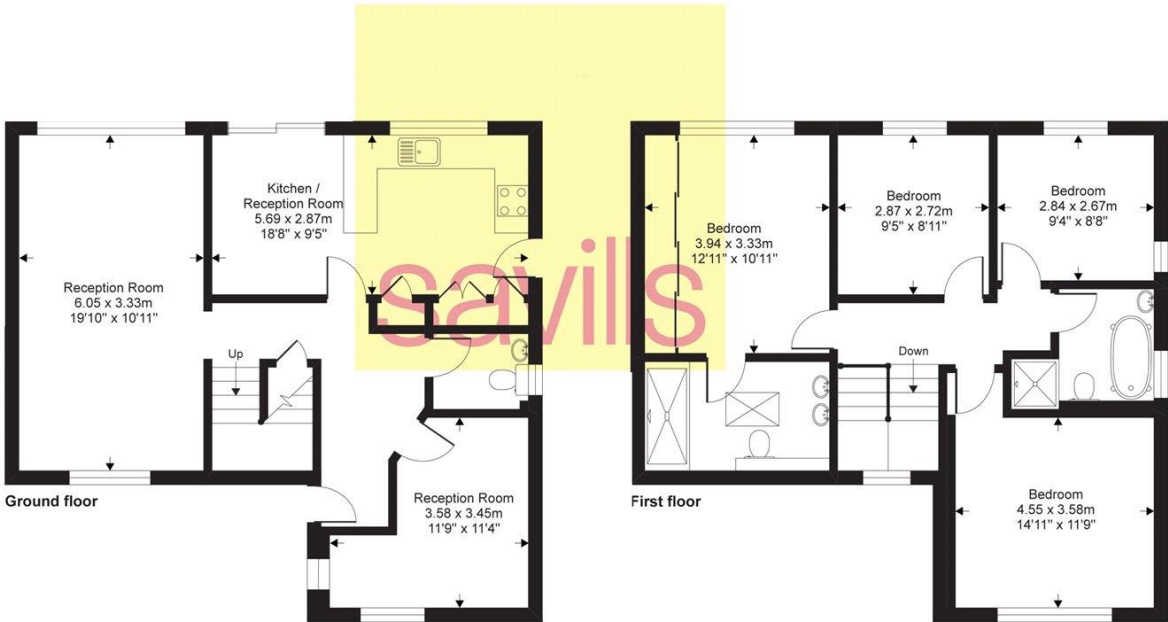



Granville Road, Sevenoaks, Kent, TN13  
Gross Internal Area 1408 sq ft, 130.8 m<sup>2</sup>

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Gross internal floor area (approx):  
130.8 sq m / 1408 sq ft  
For Identification only - Not to scale  
Niche Communications



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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.  
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