



# A spacious home situated south of Sevenoaks town

**Shenden Way, Sevenoaks, Kent, TN13**

£3,350 pcm plus fees apply, Unfurnished  
Available from 22/07/2021, EPC Rating = D





- Generously proportioned home
- Popular schools nearby
- Sevenoaks station approx. 1.6 miles
- Desirable off street parking
- Excellent outdoor entertaining space

#### About this property

Dating back to the 1930s this property has been updated to provide comfortable and well presented family accommodation with high ceilings and natural light.

The ground floor provides 3 reception rooms comprising of a generously-proportioned drawing room with French doors opening onto the garden to the rear, a family room with a working fireplace, and dining room with built in cupboards and shelving.

The kitchen/breakfast room has handmade shaker-style floor and wall cabinets, and also includes an attractive plate rack, wine rack, island unit, single sink and drainer with mixer tap over, range-style stainless steel electric double oven with six ring gas hob over, dishwasher, fridge and space for freezer. French doors provide access to the garden. A guest cloak room completes the ground floor accommodation.

A generous landing on the 1st floor features an attractive stained glass window to the front, and is well appointed with built-in storage, incorporating linen cupboard, water tank and hanging space and shelving, and gives access to four double bedrooms, including a generous master bedroom with walk in wardrobe and an en-suite shower room. The family bathroom features a generous range of storage cupboards, one providing space for a washing machine and tumble dryer, heated towel rail, w.c, wash hand basin.

The property is set back from the road in an elevated position, and has a generous area of garden to the front, stocked with mature trees and shrubs. A pathway leads through the garden to the front porch, while second path gives access to a side gate into the garden. to the rear, offering a degree of privacy and seclusion, with access from the sitting room and kitchen. The garden is mainly laid to lawn with a variety of mature trees and shrubs.

There is a single brick garage, and ample parking in the driveway. There is additional roadside parking if required.

#### 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.







### Local Information

This property is situated approximately 1 mile to the south of Sevenoaks town centre and benefits from excellent access into Knole Park which provides picturesque parkland walks.

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

Mainline Rail Services: Sevenoaks to Cannon Street/Charing Cross.

Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

Grammar/State Schools: Tonbridge & Tunbridge Wells.

Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School for Girls in Sundridge.

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

The M25 can be accessed at the Chevening interchange which is about 2 ½ miles away linking to other motorway networks and Gatwick and Heathrow Airports.

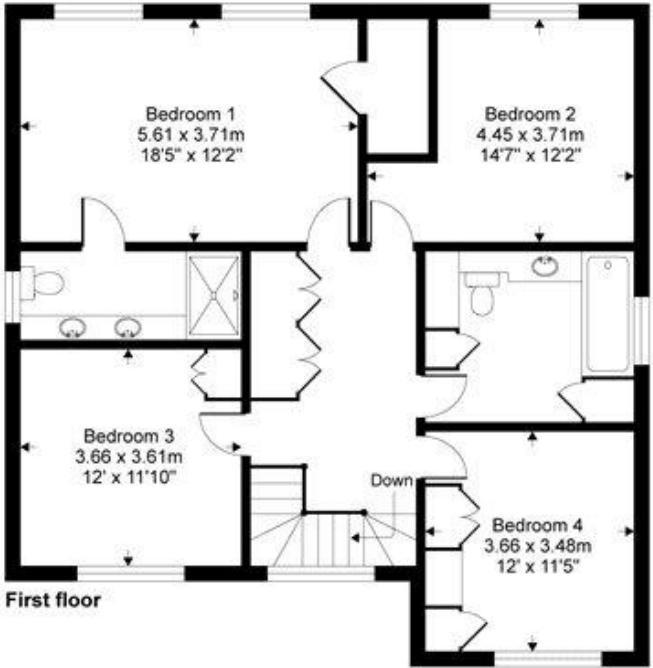
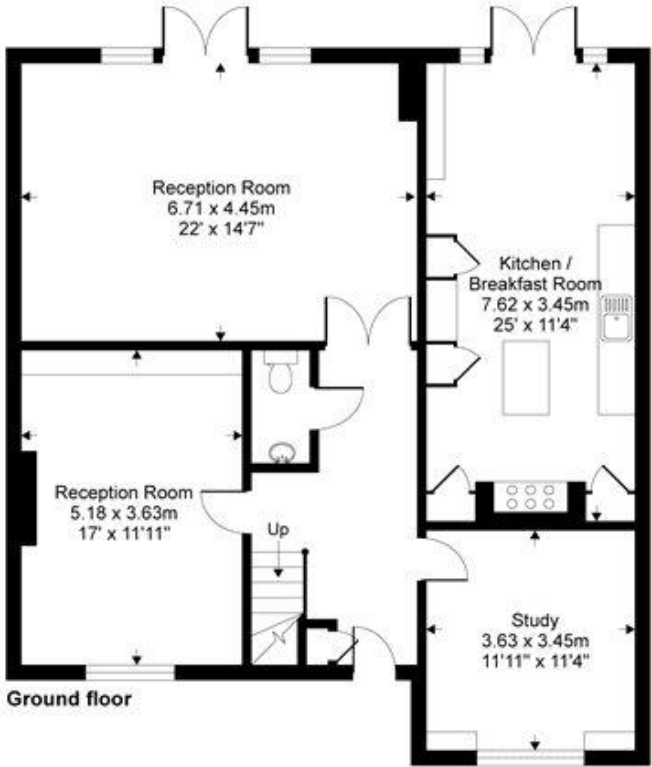


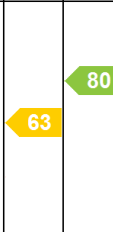

Shenden Way, Sevenoaks, Kent, TN13  
Gross Internal Area 2194 sq ft, 203.8 m<sup>2</sup>

Olivia Thomas  
Sevenoaks Lettings  
**+44 (0) 1732 789 760**  
othomas@savills.com

Shenden Way, Sevenoaks, Kent, TN13

Gross internal floor area (approx):  
203.8 sq m / 2194 sq ft  
For Identification only - Not to scale  
Niche Communications



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

**Important notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

\*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. . 20210413MEHE

