



Well presented and spacious family home

St. Johns Road, Sevenoaks, Kent, TN13

£2,400 pcm, Unfurnished
Available now



An attractive period home • Well presented throughout • 1 mile to Sevenoaks station • Excellent road links • Desirable off street parking

Local Information

St Johns Road enjoys a convenient location that is a short distance of both the town centre and the mainline rail station.

Comprehensive Shopping: Sevenoaks town centre is approximately one mile away and offers a variety of shops, restaurants, public houses and entertainment facilities. Further afield, comprehensive shopping can be found in Tunbridge Wells and Bluewater shopping centre in Dartford.

Mainline Rail Services:

Sevenoaks to London Cannon Street/Charing Cross and London Victoria www.nationalrail.co.uk

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

Grammar/State Schools: Sevenoaks, Tonbridge & Tunbridge Wells.

Private Schools: Granville, 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.

About this property

This semi detached family home offers characterful accommodation in a convenient Sevenoaks location.

Opening into the entrance hall, the living room boasts a bay window to the front of the property and parquet flooring that flows through to the dining room.

The large kitchen benefits from a range of upper and lower units, granite work surfaces, and a selection of appliances including a range style cooker. There is also space for a family breakfast table with doors overlooking the rear garden.

On the first floor are two well proportioned bedrooms, one of which benefits from a modern en suite shower room. The family bathroom boasts a roll top bath, separate shower cubicle, fitted unit and twin basins. Located on the second floor are a further 2 bedrooms.

Externally the property is approached by a tarmac driveway, providing off street parking, and a front garden. To the rear is the spacious garden, mainly laid to lawn with 2 paved patio areas.

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = E

Viewing

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



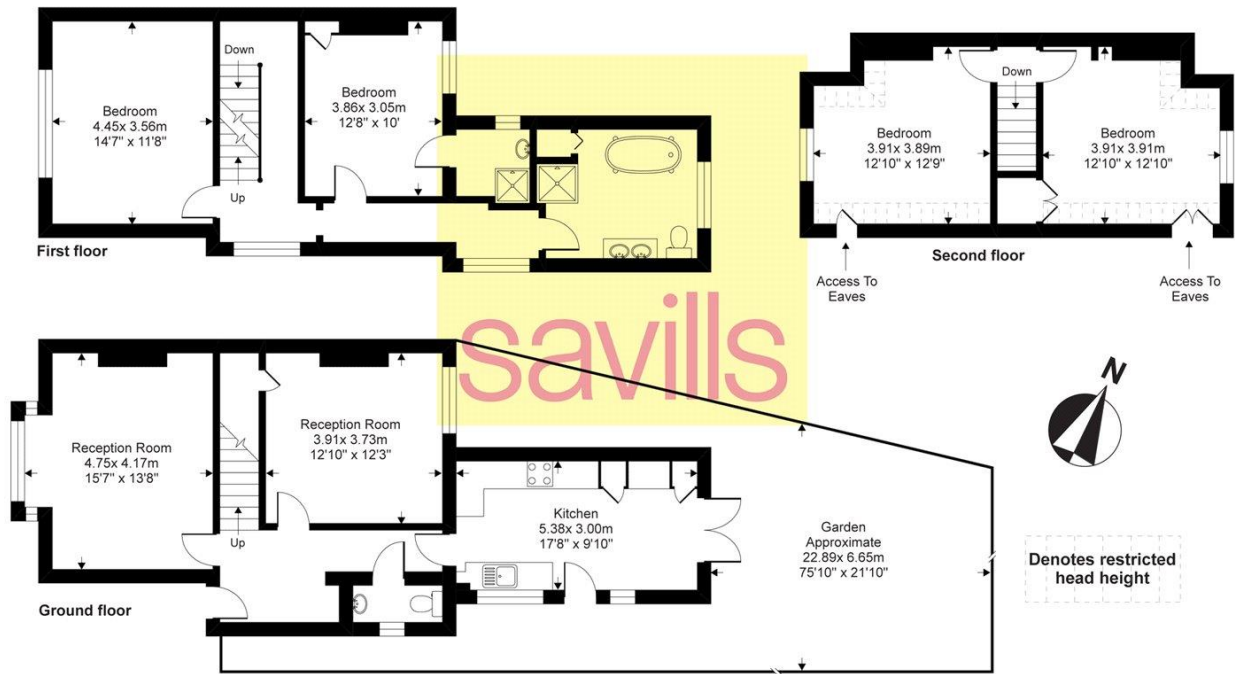



St. Johns Road, Sevenoaks, Kent, TN13
Gross Internal Area 1592 sq ft, 147.9 m²

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Gross internal floor area (approx):
147.8 sq m / 1592 sq ft (Excludes Restricted Head Height)
For Identification only - Not to scale
Niche Communications



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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	

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*There are different rules and fees for different tenancy types. For details of our fees and charges 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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