



# A substantial family home with large private garden

**Crownfields, Sevenoaks, Kent, TN13**

£3,200 pcm plus fees apply, Unfurnished  
Available from 24.02.2020





Generously proportioned family home • Central Sevenoaks location • Desirable off street parking • Sevenoaks station approx. 0.7 miles • Popular local schools • Multiple outdoor areas

#### About this property

Benefitting from an ideal location for town, schools and station, this spacious family home also offers flexible accommodation arranged over 3 floors.

Opening into the entrance hall, the main dual aspect living room boasts a large bay window with double French doors to the patio area and a log burning fireplace. Also accessed from the hall is a further adjacent reception room also with a bay window with double French doors and feature fireplace. At the end of the hall is the breakfast room that benefits from a bank of cupboards to the side, doors leading to the rear patio, and an opening to the kitchen with a range of upper and lower units and appliances. The ground floor also provides a good sized office and guest cloak room.

The 1st floor provides the master bedroom with fitted wardrobes and large en suite bathroom. There are a further 2 double bedrooms, 1 of which boasting an en suite shower room and window seat, and the well appointed family bathroom. On the top floor are an additional 2 bedrooms, 1 with an en suite, and both the rooms have large eaves storage.

Externally the property is approached by a brick paved driveway leading to a storage space, and a front garden well planted with shrubs. To the side and rear are large patio areas and a large garden area, mainly laid to lawn.

#### Furnishing

Unfurnished

#### 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.







### Local Information

This property enjoys a location ideal for all of the amenities that Sevenoaks town has to offer.

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

Mainline Rail Services: Approx. 0.7 miles - Sevenoaks to London 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. For full listings go to: <http://www.kent-pages.co.uk/Education/Schools>

Secondary Schools: Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Wildernesse Boys School in Sevenoaks and Sevenoaks Girls School.

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

Leisure Facilities: Sailing and water sports on Chipstead Lake. Wildernesse 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. There are many local places of historical interest, country walks and bridle paths, a wide selection of lively places to eat and drink as well as numerous country pubs. The South East Coastal resorts are approximately an hours drive away as is the Channel Tunnel.

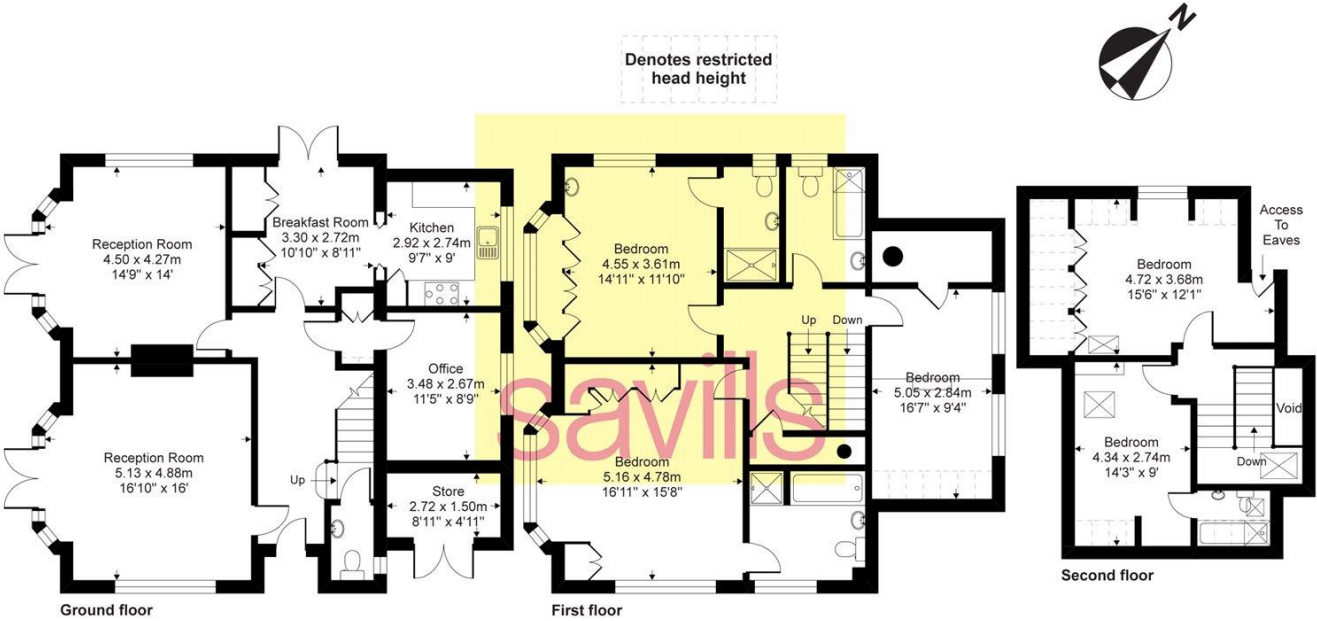
Motorway Links: The M25 can be accessed via the A21 linking to other motorway networks as well as Gatwick and Heathrow airports and the Channel Tunnel.



Crownfields, Sevenoaks, Kent, TN13  
Gross Internal Area 2322 sq ft, 215.7 m²

Crownfields, Sevenoaks, TN13

Gross internal floor area (approx):  
215.7 sq m / 2322 sq ft (Excludes Restricted Head Height, Void & Store)  
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		76
(39-54) E	54	
(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 to 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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