DELIGHTFUL TOWN HOUSE CLOSE TO THE STATION
SEVENOAKS, KENT, TN13 3AQ

Unfurnished, £2,450 pcm + £285 inc VAT tenancy paperwork fee and other charges apply.*

• 4 bedrooms • 2 bathrooms • Reception room • Kitchen with breakfast room • Rear garden and deck and terrace • Garage
• Additional parking • EPC Rating = C • Council Tax = F

Available from 23/03/2018
Situation
St. Botolphs Road is a much sought after, leafy residential road leading from London Road by the mainline station up to the famous Vine cricket ground.

Description
This attractive end of terrace town house is highly convenient for Sevenoaks town centre and offers well appointed accommodation arranged over three floors.

Located at the end of the terrace walk way and entering into the ground floor hallway via a sheltered porch the principal reception room situated at the rear of the house comprises a triple aspect sitting room boasting an open fireplace with stone surround with double doors opening to the rear garden. The kitchen with breakfast room offers a range of oak wall and floor units with granite worktops and integrated appliances including a 5 ring gas hob with extractor fan over, double oven, microwave, dishwasher, fridge/freezer and a washer/dryer. A cloakroom and store cupboard completes the ground floor accommodation.

Situated on the 1st floor is the master bedroom with a bank of built-in wardrobe wardrobes and en suite shower room as well as 2 further bedrooms both with fitted wardrobes and the family bathroom, comprising a white three piece suite and separate shower. A light and airy guest bedroom/office is situated on the second floor along with ample eaves storage.

To the rear is a decked terrace with storage beneath as well as an area of lawn and further paved terrace which offers an ideal area for al fresco entertaining. There is a strip of land up the side of the property which can be accessed from the garden or from a garden gate to the left of the front door.

A gate from the garden provides access to the rear parking area, where there is 1 designated space, and a single garage with built in storage and storage above.

Energy Performance
A copy of the full Energy Performance Certificate is available on request.

Viewing
Strictly by appointment with Savills.
13 St Botolophs Road, Sevenoaks

Gross internal area (approx.)
- House - 166.4 sq m (1791 sq ft)
- Garage - 16.8 sq m (180 sq ft)

For identification only - Not to scale
© Trueplan (UK) Limited

FLOORPLANS

Gross internal area: 1971 sq ft, 183.1 m²
*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc. VAT), £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £99 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 20170525MEHE

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, photographs 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. Tenants must satisfy themselves by inspection or otherwise.