



A spacious family home the heart of Chipstead

Nursery Place, Sevenoaks, Kent, TN13

£3,000 pcm plus fees may apply, Unfurnished
Available from 03.09.2022, 12 months minimum tenancy

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- Ideal for local schools • Excellent transport links • Multiple entertaining rooms • Enclosed garden with luscious hedges
- Light filled conservatory • Double garage and off street parking

About this property

This well presented detached family home, located within the popular village of Chipstead, offers ample accommodation spread over 2 floors.

Opening into the generous entrance hall, the ground floor accommodation includes a spacious living room with attractive feature electric fireplace and stone surround and French doors into the light filled rear conservatory. The adjoining dining room also boasts double doors into the large contemporary kitchen with shaker upper and lower units, stainless steel integrated appliances and access to a separate utility room. A study and guest cloakroom completes the ground floor.

The 1st floor provides the well-proportioned principal bedroom with a bank of fitted wardrobes and an en suite shower room. There are a further 3 bedrooms, all with fitted wardrobes and a well-appointed family bathroom.

Externally the property benefits from a rear garden screened by hedges allowing privacy, a 2 bay garage and additional driveway parking.

Please note that the photos were taken in 2014.

Furnishing

Unfurnished

Additional Payments

Deposit payable: £3,750 (5 weeks rent)

Holding Deposit: £750 (1 weeks rent)

Local Authority

Sevenoaks District Council

Council Tax

Band = G

Energy Performance

EPC Rating = D





Local Information

Nursery Place is a charming residential road in a convenient location for local shops and access to the A21, M20 and M25. Sevenoaks is a short drive providing a mainline train station with excellent links to London.

Rail Services: An excellent train service runs from Sevenoaks into Central London and to the Coast. Services from Bat and Ball run into London Victoria. Further details can be obtained via southeasternrailways.co.uk.

Road Links: The A21, M25, M23 and M20 are very easily accessible from Sevenoaks as are Gatwick, London City and Heathrow airports.

Schools: Kent provides one of the most sought after education systems in the country and maintains the Grammar School system, (11 Plus entry exam). Places at many schools are very much in demand. There is a broad mix of State and private at every level from pre-school to further education. Contact Kent County Council for further details:- 01622 696565 (www.kent.gov.uk).

Comprehensive Shopping: Sevenoaks town centre is a bustling mix of High Street names and charming individual speciality shops, interspersed with lively bistros and pubs and quiet tucked away courtyards. For those seeking greater variety, the larger spa town of Royal Tunbridge Wells is approximately 9 miles away and provides more comprehensive shopping. Bluewater Shopping Centre is approximately 17 miles away.

Leisure Facilities: There is something for everyone in and around Sevenoaks. Local clubs and activities abound in the area catering for most needs, including cricket at Sevenoaks' historical Vine Cricket Ground and surrounding village pitches, Sevenoaks Sport and Leisure Centre and Nizels Golf Club are popular with sports enthusiasts. For those seeking more leisurely pursuits, there are cinemas, theatres, country walks and places of historical interest such as Knole Park and Hever Castle.

Viewing

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



Nursery Place, Sevenoaks, Kent, TN13
Gross Internal Area 1713 sq ft, 159.1 m²

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(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 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. . 20220615MEHE

