



A SPACIOUS 5 BEDROOM FAMILY HOME LOCATED IN THE HEART OF RIVERHEAD

NURSERY PLACE, SEVENOAKS, KENT, TN13 2RH

Unfurnished, £2,900 pcm + fees and other charges apply.*

Available from 30/08/2019

- Generously proportioned family home • Ideal for local schools • Excellent transport links • Multiple entertaining rooms
- Enclosed garden with luscious hedges • Double garage and off street parking • EPC Rating = D • Council Tax = G



Situation

Nursery Place is a charming residential road in a convenient location for local shops and access to the A21, M20 and M25.

Rail Services: An excellent train service runs from Sevenoaks into Central London and to the Coast.

Schools: The property is within walking distance to the popular Riverhead and Amherst Schools and a short drive to Chevening School.

Description

Offering well proportioned accommodation, this substantial detached family home also benefits from an ideal location for the many amenities of Riverhead and Sevenoaks town centre.

Opening into the entrance hall, double doors lead into the spacious living room which boasts 2 bay windows and an attractive wood burning fireplace.

The kitchen provides a range of upper and lower cupboards with wooden counter tops, also benefits from a selection of appliances and an open plan aspect with the large dining room. From the kitchen is access to the separate utility/mud room with convenient access to the rear garden.

The ground floor also provides a study/playroom to the front of the property, and a guest cloakroom.

On the first floor is the master bedroom with well appointed en suite shower room. There are also a further four bedrooms and family bathroom.

Externally the property is approached by a driveway leading to the detached double garage. To the rear is the patio area and garden which is mainly laid to lawn.

Energy Performance

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

Viewing

Strictly by appointment with Savills.



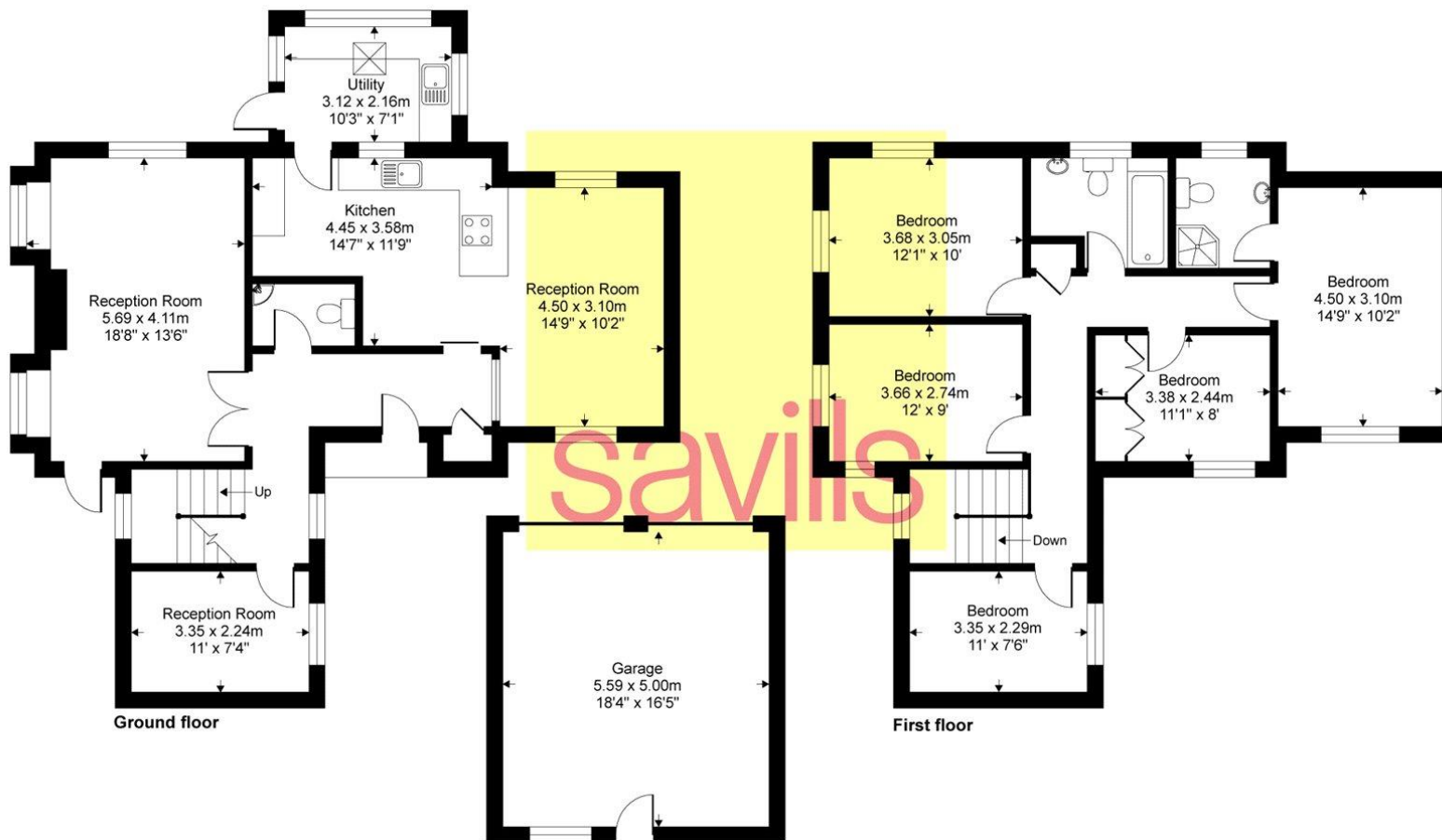
Nursery Place, Sevenoaks, TN13

Gross internal floor area (approx):

189.6 sq m / 2041 sq ft (Includes Garage)

For Identification only - Not to scale

Niche Communications



FLOORPLANS

Gross internal area: 2041 sq ft, 189.6 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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 go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190621MEHE

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.

Sevenoaks Lettings
Danielle Hardy
danielle.hardy@savills.com
+44 (0) 173 278 9760

savills.co.uk