



# A spacious home located a sought after private road

**Wilderness Avenue, Sevenoaks, Kent, TN15**

£4,000 pcm plus fees apply, Unfurnished  
Available from 01.04.2020



Flexible accommodation • Large rear garden • Ample off-street parking • Popular schools nearby • Excellent train and road links

### Local Information

The property is situated in the prestigious Wildernesse Estate Conservation Area.

Sevenoaks is a historic market town popular with commuters and families.

- Comprehensive Shopping: Sevenoaks (1.4 miles), Tunbridge Wells and Bluewater in Dartford.

- Mainline Rail Services: Sevenoaks station (1.9 miles) to Cannon Street/Charing Cross.

- Primary Schools: Various in Sevenoaks and Seal.

- Grammar/State Schools: Sevenoaks, Tonbridge and Tunbridge Wells.

- Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Secondary Schools. Sevenoaks Preparatory, Solefields, Granville and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge.

- Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket and Rugby in the Vine area of Sevenoaks.

- Communications: The M25 can be accessed at the Chevening interchange which is about 4 miles away linking to other motorway networks and Gatwick and Heathrow Airports.

### About this property

This substantially spacious family home situated in the popular Wildernesse Avenue, offers lateral living, excellent outdoor entertaining space and ample off-street parking.

Entering into the generous hallway, the principle living room benefitting from four windows allowing the flow of natural light, also provides access to two substantial bedrooms which share a well appointed shower room.

From the hallway there is also a fully fitted kitchen with a doorway leading to a separate utility/boot room, cloak room, and access to the side of the property.

Leading off the kitchen is also a generous dining room with French doors opening onto to a large patio and garden beyond.

Back through the main hallway, at a few steps down is an additional reception room, with fireplace and large bay window overlooking the garden.

The master bedroom, accessed from the hall, benefits from a bank



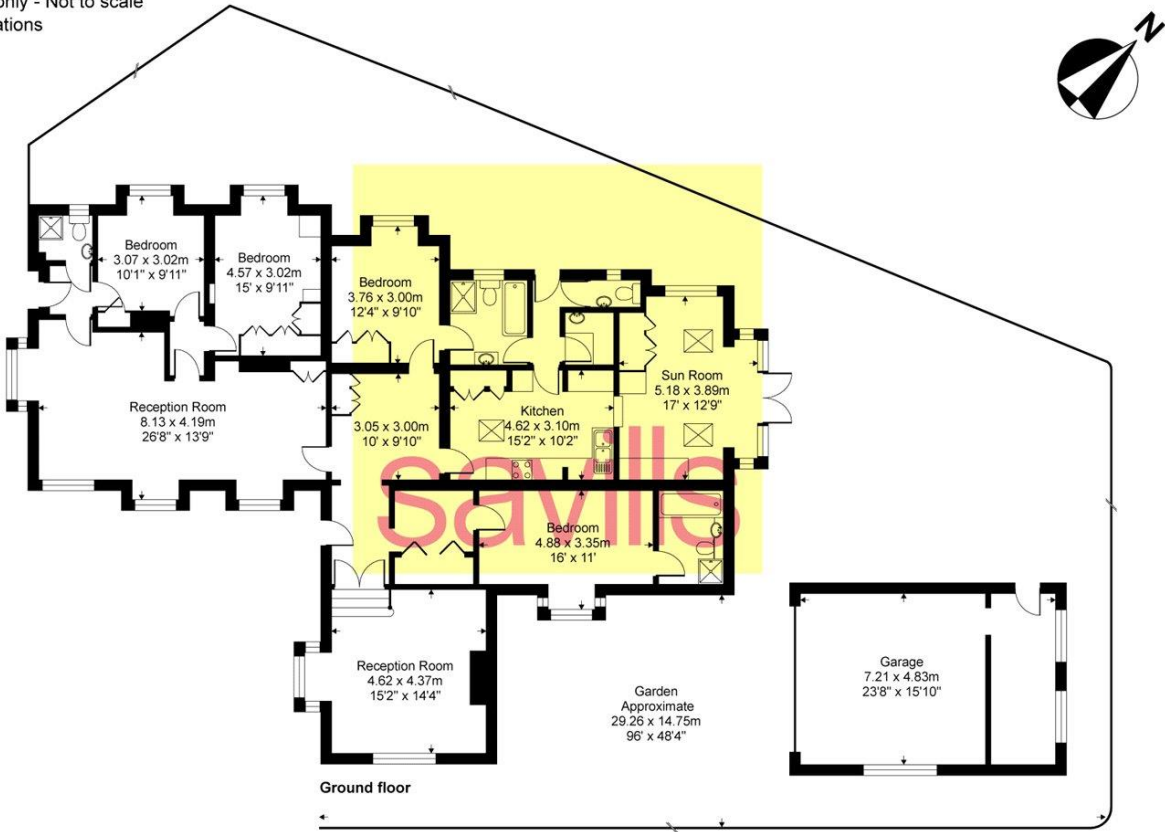


Wilderness Avenue, Sevenoaks, Kent, TN15  
Gross Internal Area 2405 sq ft, 223.4 m²  
Outbuildings FILL IN  
Cellar FILL IN  
Garage FILL IN  
Total FILL IN

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Wilderness Avenue, Sevenoaks, TN15

Gross internal floor area (approx):  
223.4 sq m / 2405 sq ft (Includes Garage)  
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	61	76
(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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