



A stylishly decorated home in a highly desirable location

The Crescent, Sevenoaks, TN13

£1,950 pcm plus fees apply, Unfurnished
Available from 19.05.2020

savills

Stylishly presented family home • Contemporary throughout
• Desirable off street parking • Ideal for popular local schools
• Backs onto Pinewoods • Sevenoaks station approx 1.9 miles

About this property

Stylishly presented throughout, this end of terrace home with desirable off street parking also offers contemporary family living in an ideal location.

Opening into the entrance hall where parquet flooring flows through to the living room which enjoys an outlook to the front of the property. The hall extends through to the open plan dining space which provides a great area for entertaining with a feature fireplace at its heart and a breakfast bar that suitably divides it from the kitchen.

The kitchen itself boasts a range of shaker style lower units with open wall shelving above, and a selection of integrated and free standing appliances. From the kitchen, you come to the utility room which also provides access to a back door and cupboard space. To the rear and opening onto the garden is a study and cloakroom, which completes the ground floor accommodation.

The first floor provides the master bedroom which overlooks the front of the property and benefits from an en suite shower room. There are a further 2 double bedrooms and a stylish family bathroom.

Externally the property is approached by ample off-street parking and a paved walkway leading to the front door. There is also a small front garden which is planted borders and an olive tree at its centre.

To the rear is a spacious deck, ideal for al fresco for entertaining, which also leads round to provide access to the playroom and store rooms. The deck then leads on to a sunny pagoda, and the remainder of the garden is laid to lawn with a gate at the rear providing access to a footpath leading to the Pinewoods.

Local Authority

Sevenoaks District Council
Council Tax Band = D

Energy Performance

EPC Rating = C





Local Information

Benefitting from an ideal location for the many amenities of Sevenoaks town, this property is also within easy reach of excellent schools and transport links.

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

Mainline Rail Services: Sevenoaks mainline station with a fast and frequent service to Cannon Street/Charing Cross and London Victoria. www.nationalrail.co.uk

Primary Schools: St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools. www.kent-pages.co.uk/education

Grammar/State 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 Secondary Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Combe Bank School for Girls in Sundridge.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Lettings Office. Telephone: +44 (0) 1732 789 760.

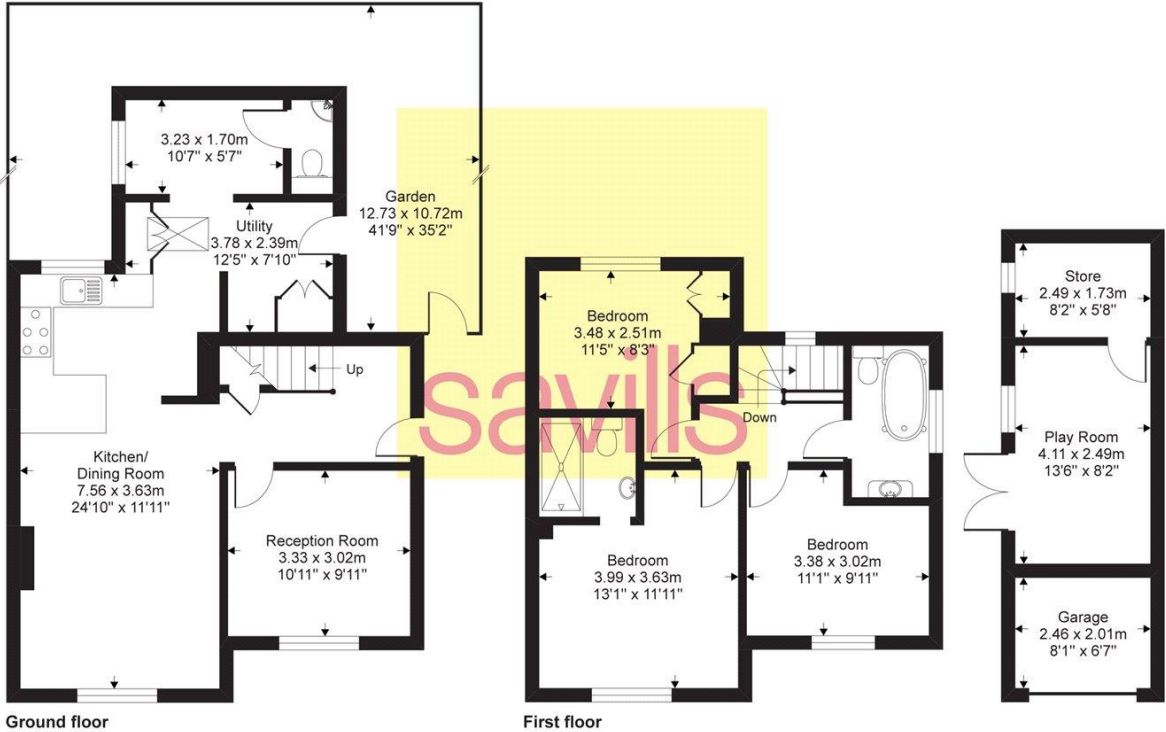


The Crescent, Sevenoaks, TN13
Gross Internal Area 1217 sq ft, 113.1 m²

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Gross internal floor area (approx):
113 sq m / 1217 sq ft (Includes Garage & Excludes Play Room & 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	70	85
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 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. . 20200317MEHE

