



A charming double fronted mid-terrace home with off street parking, well located in Sevenoaks.

1 Bethel Road, Sevenoaks, Kent, TN13 3UE

£735,000 Freehold





- Well-presented throughout • Sought after location
- Station approx. 0.8 miles • High Street approx. 0.6 miles
- Charming part walled rear garden • Car port

Local Information

- Comprehensive Shopping: Sevenoaks (0.6 miles) and Bluewater (16.7 miles).
- Mainline Rail Services: Sevenoaks (0.8 miles) to London Bridge/Charing Cross/Cannon Street.
- Primary Schools: Various in Sevenoaks, Seal, Sundridge and Otford.
- Secondary Schools: Weald of Kent Girls Grammar, Knole Academy and Trinity Schools in Sevenoaks. Weald of Kent and Tonbridge Girls Grammars and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.
- Private Schools: Sevenoaks, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. Fosse Bank in Hildenborough. The Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge.
- Sporting Facilities: Hollybush Recreation Ground and Tennis Centre. Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Sevenoaks leisure centre. Cricket, rugby, football and hockey in the Vine area of Sevenoaks. Sevenoaks Tennis Club.
- Please note all distances are approximate.

About this property

1 Bethel Road is a delightful character property, offering light, stylish and well-presented accommodation arranged over three floors, ideal for entertaining and family living. Salient features include modern kitchen and bathroom suites, four double bedrooms, feature fireplaces, an attractive walled rear garden and off street parking. The property is situated within a sought after Conservation Area and is well located for the station and High Street, being within 0.6 miles and 0.8 miles respectively.

- The sitting room has a view to the front garden and benefits from a charming feature fireplace and the dining room has built-in cupboards and shelving.

- The contemporary kitchen is fitted with wall and base cupboards, integral appliances and a butler sink, with space for a fridge/freezer.

- Arranged across the lower ground floor are two bedrooms, one is currently utilised as a play room.

- From the ground floor hallway, stairs rise to the first floor with two further double bedrooms, both having views to the front.

- A stylish and well-appointed family bathroom with a separate shower and claw foot bath complete the accommodation.



- To the front of the property, an attractive white stone wall with a pedestrian gate encloses the garden. A set of steps lead to the portico entrance, which is flanked by established shrubs and evergreen hedging.

- To the rear of the property is an attractive walled garden with a paved area, ideal for al fresco entertaining. The garden is principally laid to lawn, with shaped borders featuring a variety of shrubs and climbing plants. To the rear of the garden is a car port with a pedestrian access and a shed.

- Agent note: There is a shared driveway.

Local Authority

Sevenoaks District Council. Tax Band 'D'

Directions

From our office on Sevenoaks High Street proceed in a northerly direction. At the second set of traffic lights, go straight across the crossroad onto Dartford Road. Continue to follow the road, passing the Vine Cricket ground on your right and take the next road on your right onto Vine Court Road. At the end at the crossroads, turn left onto Hollybush Lane. Bethel Road is the next road on the right and No. 1 will be found on your immediate right.

Viewings

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

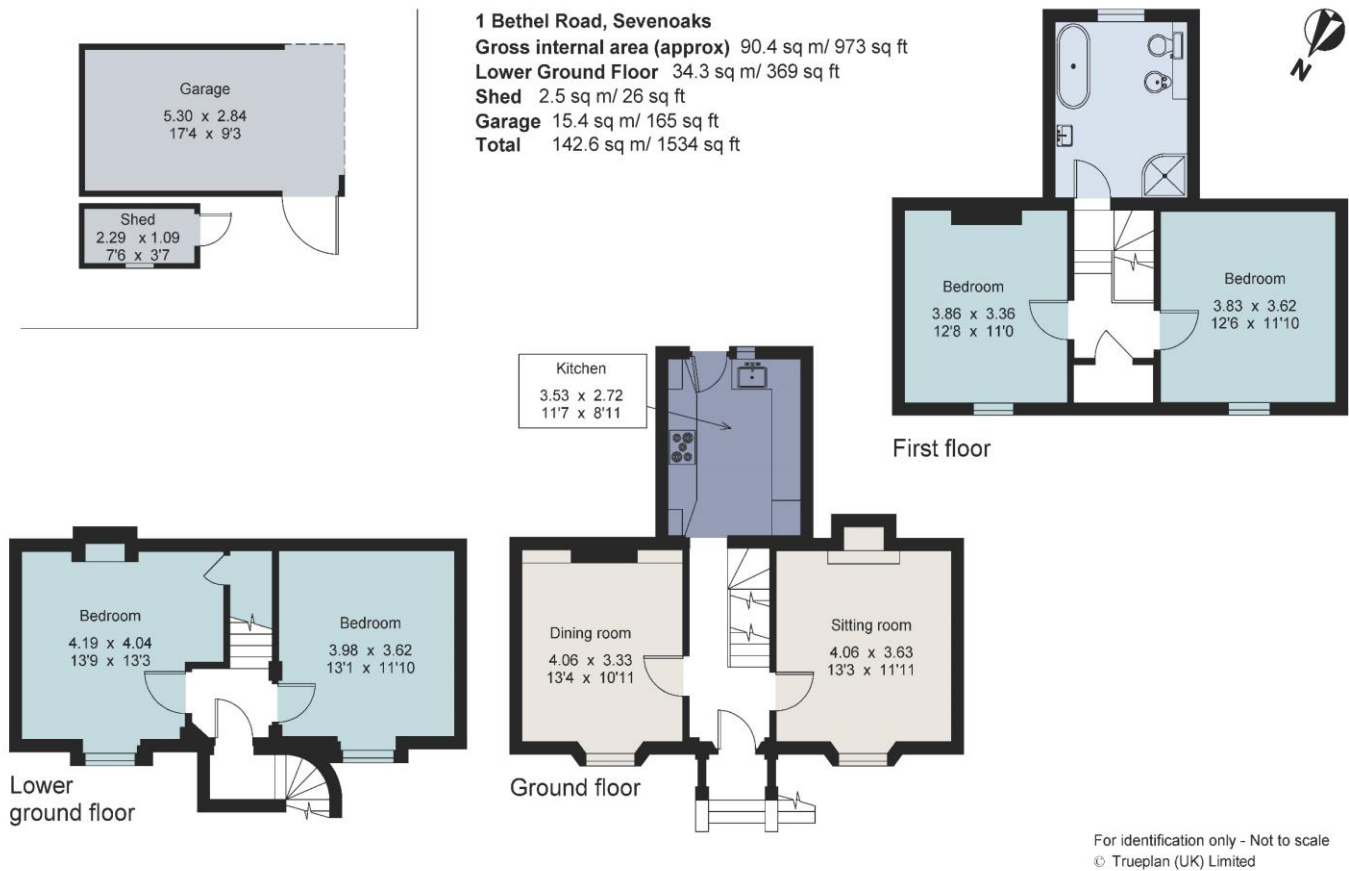





1 Bethel Road, Sevenoaks, Kent, TN13 3UE
Gross Internal Area 973 sq ft, 90.4 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	56	
(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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