



# BEAUTIFUL DOUBLE FRONTED VICTORIAN HOME

**5 Cedar Terrace Road, Sevenoaks, Kent, TN13 3UD**

£635,000 Freehold



- Stylishly presented with period features • Popular location
- Station 0.8 miles • High Street 0.7 miles • Three Bedrooms
- Three Reception Rooms • Courtyard garden • EPC = D

#### Local Information

5 Cedar Terrace Road is set within a popular residential area, conveniently located within 0.8 miles of Sevenoaks High Street & station.

• Comprehensive Shopping: Sevenoaks (0.7 miles) & Bluewater

• Rail Services: Sevenoaks (0.8 miles) to London Bridge/Charing Cross/Cannon Street.

• Primary Schools: Various including St Thomas' RCP, St John's CEP, Sevenoaks & Lady Boswell's CEP.

• Grammar/State Schools: Sevenoaks, Tonbridge & Tunbridge Wells.

• Private Schools: Sevenoaks, Tonbridge, Sackville & Walthamstow Hall Public Schools. Sevenoaks, Solefields & New Beacon Prep Schools amongst others in Sevenoaks. St Michael's & Russell House Preps, Otford. Radnor House, Sundridge.

• Sporting Facilities: Golf clubs in Sevenoaks include Wildernesse & Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports & leisure centre. Cricket, rugby, football & hockey in the Vine area of Sevenoaks.

#### About this property

5 Cedar Terrace Road is an impressive double fronted Victorian house with well-proportioned accommodation throughout. The house has been refurbished and updated by the current owners, who have sympathetically retained period features and incorporated stylish embellishments.

Features include double glazed sash windows, fireplaces (one with a wood burning stove), exposed floor boards, a modern fitted kitchen and stylish bathroom. Also of note is the attractive southwesterly facing rear courtyard garden.

• Arranged over the ground floor are two reception rooms with an outlook to the front and a dining room with outlook to the rear. All have attractive fireplaces. The fitted kitchen is well appointed with storage cupboards and appliances, and with access to the rear courtyard garden.

• The first floor accommodation comprises three double bedrooms, two of which have storage cupboards, and a charming bathroom featuring a claw and ball roll top bath with shower over.

• To the front of the property are mellow brick pillars and wrought iron railings enclosing a paved area with climbing planting adorning the elevation of the house. To the rear is a brick and fence enclosed paved courtyard with a southwest aspect and borders stocked with climbing plants including a vine. Within the garden is a shed and log store. There is pedestrian access to Hollybush Lane to the rear.

#### Local Authority

Sevenoaks District Council. Tax band 'E' : 2019/2020 - £2,326.83

#### Viewing

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





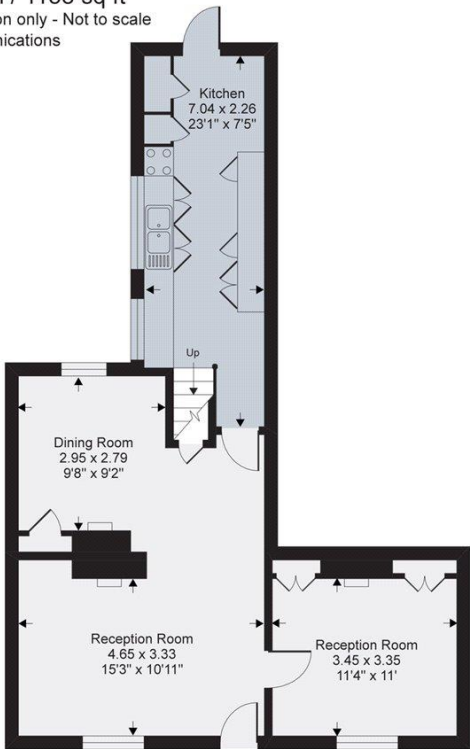
5 Cedar Terrace Road, Sevenoaks, Kent, TN13 3UD  
Gross Internal Area 1138 sq ft, 105.7 m²

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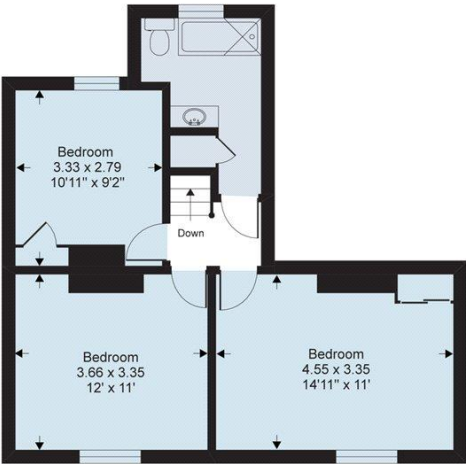


Cedar Terrace Road, Sevenoaks, TN13 3UD

Gross internal floor area (approx):  
105.7 sq m / 1138 sq ft  
For Identification only - Not to scale  
Niche Communications



Ground floor



First floor



**Directions**  
From Sevenoaks High Street, proceed north on the A225, which continues onto the Dartford Road. On approaching a parade of shops on the right, at the zebra crossing turn right onto Hollybush Lane. Take the next left and then immediately turn right where number 5 Cedar Terrace Road will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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