



# TWO BEDROOM SECOND FLOOR FLAT LOCATED WITHIN A MILE OF THE STATION & HIGH STREET

## FLAT 3, 3 KNOLE ROAD, SEVENOAKS, KENT, TN13 3XH

### Guide Price £285,000, Leasehold

- Second floor apartment within a Victorian house
- Central location Two bedrooms
- Character features Station 1 mile
- High Street 0.7 miles EPC=C Council Tax=C

#### Situation

Knole Road is situated in a convenient position, located approximately 0.7 miles from the High Street with its multitude of shops, supermarkets, pubs and restaurants, and 1 mile from the station. Access to Knole Park is about half a mile from the property.

Comprehensive Shopping: Sevenoaks (0.7 mile), Tunbridge Wells & Bluewater.

Mainline Rail Services: Sevenoaks (1 mile) to Charing Cross/Cannon Street/London Bridge.

Schools: There are many sought after private and public schools in the area.
Leisure Facilities: Hollybush Recreation Ground and Tennis Centre.
Sevenoaks Bowling Club. 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, football, rugby and hockey in the Vine area of Sevenoaks.

• Communications: The M25 can be accessed at the Chevening interchange linking to other motorway networks and Gatwick and Heathrow Airports. **Please note all distances are approximate.** 

#### Description

3 Knole Road is an attractive semi-detached Victorian property which has been converted into three apartments. Flat 3 is situated on the second floor, sharing a communal hallway with Flat 2. The property is well located on a sought after road within Sevenoaks.

• The front door opens to the communal entrance hall with a staircase rising to the second floor.

• The private front door opens to the entrance hall.

• The light and spacious sitting room has a view to the front and benefits from an attractive cast iron fireplace with tile slips.

• The kitchen has a view to the rear and is fitted with a range of wall and baser cupboards with work surfaces incorporating a sink. Appliances include gas hob and electric oven, with space for a fridge freezer and washing machine.

• There are two bedrooms, one with a view to the rear, a built in wardrobe and airing cupboard and the other with a Velux window, eaves storage and a boxed in water tank.

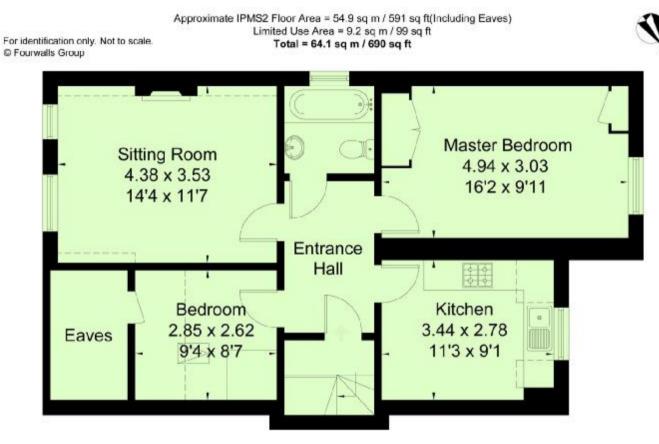
• The bathroom comprises a bath with shower over, wash basin and WC.



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# FLOORPLANS Gross internal area: 690 sq ft, 64.1 m<sup>2</sup>





# Second Floor

= Reduced head height below 1.5m

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### Local Authority: Sevenoaks District Council 01732 227000

**Outgoings:** Council Tax Band 'C' 2019/2020 £1,692.24. Ground rent £100 annually. Service charge £100 monthly. **Directions:** From Sevenoaks High Street proceed straight over the Pembroke Road traffic lights and turn right into Seal Hollow Road. Continue past Knole Park Golf Club and turn left into Bayham Road. Take the second left into Knole Road. 3 Knole Road can be on the right hand side shortly thereafter.

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