



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 base 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.



savills.co.uk

savills

FLOORPLANS

Gross internal area: 690 sq ft, 64.1 m²

Approximate IPMS2 Floor Area = 54.9 sq m / 591 sq ft (Including Eaves)

Limited Use Area = 9.2 sq m / 99 sq ft

Total = 64.1 sq m / 690 sq ft

For identification only. Not to scale.

© Fourwalls Group



Second Floor

= Reduced head height below 1.5m

Sevenoaks

Oliver Hodges

ohodges@savills.com

+44 (0) 1732 789 700

savills.co.uk

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.



Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

20190612AITT