



An attractive and well-presented family home well located in town

10 Thicketts, Sevenoaks, Kent, TN13 3SZ

£799,000 Freehold



- Well-presented throughout • Town centre approx. 0.7 miles
- Station approx. 0.7 miles • Modern kitchen and bathrooms
- Off street parking • Established garden

Local Information

- Comprehensive Shopping: Sevenoaks (0.7 miles), Tunbridge Wells (14.3 miles) and Bluewater (18 miles).
- Mainline rail services: Sevenoaks (0.7 miles) to London Bridge/Cannon Street/Charing Cross.
- Schools: There are a number of highly regarded schools in the area both state and private.
- Primary Schools: Various in Sevenoaks including St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.
- Grammar/State Schools: Knole Academy, Trinity and Weald of Kent Girls Grammar in Sevenoaks. Various in Tonbridge and Tunbridge Wells.
- Private Schools: Sevenoaks School, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall, The Granville and New Beacon Preparatory Schools in Sevenoaks. Various in Tonbridge, Hildenborough, Otford and Sundridge.
- Sporting Facilities: Golf clubs in Sevenoaks include Wildernes and Knole with Nizels in Hildenborough which also has a private health/fitness centre. Sevenoaks sports and leisure centre. Cricket, football, hockey and rugby in the Vine area of Sevenoaks.
- All distances are approximate.

About this property

10 Thicketts is an attractive and well-presented family home dating from the mid 1980s which has been extended since. The well-proportioned accommodation is arranged over two floors and provides formal and informal living areas. Also of note is the generous drive providing parking for a number of cars and the established rear garden.

- The generous entrance hall has access to the cloakroom and stairs rise to the first floor.
- The sitting room has an outlook to the front and an attractive fireplace. Pocket doors open to the spacious kitchen/dining room which has double doors opening to the rear garden. The kitchen is fitted with a comprehensive range of fitted wall and base cupboards and there are integral appliances.
- The utility room adjoins the kitchen and has double doors to the garden and an adjacent study has an outlook to the front.
- The principal bedroom, located on the first floor, has an outlook to the front, a fitted wardrobe and a modern en suite shower room. There are three further bedrooms all served by a well appointed family bathroom with shower over the bath.
- To the front is a block driveway providing parking for a number of cars.
- A gate leading to the rear garden which is principally laid to lawn with a generous paved terrace providing a wonderful area for al fresco entertaining.





10 Thicketts, Sevenoaks, Kent, TN13 3SZ
Gross Internal Area 1291 sq ft, 119.9 m²

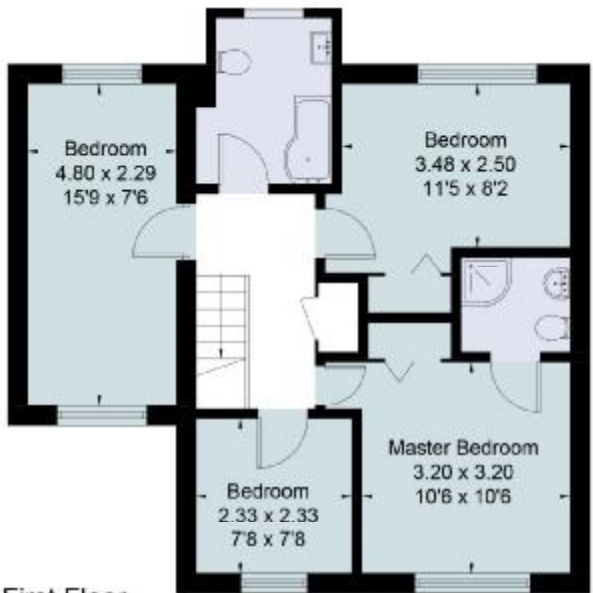


savills

savills.co.uk

Oliver Hodges
Sevenoaks
+44 (0) 1732 789 700
ohodges@savills.com

Approximate Area = 119.9 sq m / 1291 sq ft
For identification only. Not to scale.
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 254915

Directions

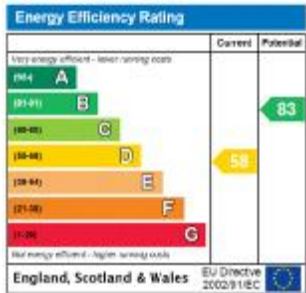
From our Sevenoaks office proceed down the High Street in a northerly direction and continue straight over the crossroads. Shortly after, bear left at the fork and continue down Dartford Road with The Vine Cricket Ground to the right. After passing a parade of shops, continue down the hill and turn left into Thicketts. No 10 can be found at the end of the street on the right.

Tenure Freehold

Local Authority
Sevenoaks District Council

Energy Performance
EPC Rating = D

Viewing
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: +44 (0) 1732 789 700.



Important notice Savills, its 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, photographs 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. 20200612ALBU

