Spacious and well-presented garden flat superbly located for the station

53a Granville Road, Sevenoaks, Kent, TN13 1HB

£435,000 Share of Freehold

savills

• Period features • Town centre approx.0.6 of a mile
• Station approx. 0.2 of a mile • Elegant proportions
• Garage • Private courtyard garden

Local Information

• Comprehensive Shopping: Sevenoaks (0.6 miles), Tunbridge Wells and Bluewater.
• Mainline Rail Services: Sevenoaks (0.2 miles) to London Bridge/London Charing Cross/Cannon Street.
• Schools: There are many highly regarded schools in the area both state and private.
• Sporting Facilities: 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, rugby, football and hockey in the Vine area of Sevenoaks.

About this property

53a Granville Road is a spacious and well-presented ground floor flat, set within this attractive Edwardian property. Internally the accommodation is well proportioned and presented enhancing the character features. These include impressive fireplaces, high ceilings, brass door furniture, cornice, picture rails and a square bay window in the sitting room. Also of note is the charming private courtyard garden to the rear and a single garage to the side.

• A communal entrance leads to the private front door and hall with a store cupboard.
• The sitting/dining room is a wonderful space, with an outlook to the front via the elegant square bay window and featuring a fireplace with decorative tiled slips.
• The modern kitchen is well appointed with a range of stylish wall and base units and integral appliances. There is an outlook and direct access to the rear courtyard garden.
• The master bedroom has an outlook to the front, a fireplace with marble surround and tiled slips and is served by a modern en suite shower room.
• The second bedroom also has a fireplace and the well-appointed family bathroom completes the accommodation.
• The property is approached via a driveway which provides access to the single garage. To the front of the property is an attractive garden area with box hedging and a number of standard trees. To the rear is an enclosed private courtyard garden providing an excellent area for al fresco entertaining.

Agent Note: The vendors are related to a member of Savills staff.

Tenure

Share of Freehold
999 year lease from 27/12/1978

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.

53a Granville Road, Sevenoaks, Kent, TN13 1HB
Gross Internal Area 757 sq ft, 70.4 m²
Garage 128 sq ft 11.9 sq m
Total 885 sq ft 82.3 sq m

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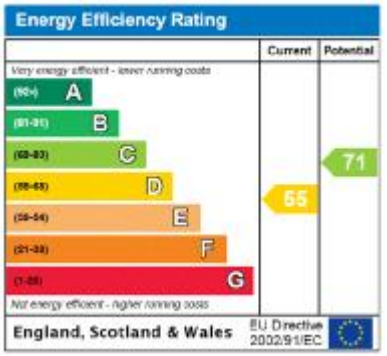
53a Granville Road, Sevenoaks
Gross Internal area (approx) 70.4 sq m / 757 sq ft
(Excluding Communal Entrance)
Garage 11.9 sq m / 128 sq ft
Total 82.3 sq m / 885 sq ft



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