



Attractive & well-presented detached property with a home office & planning to extend, ideally located for the station, High Street and schools.

**45 Hillingdon Avenue, Sevenoaks, Kent, TN13 3RB**

£615,000 Freehold

savills







- Well-presented accommodation
- Planning permission to extend (20/01540/MULFP)
- Insulated home office with air conditioning
- Bat & Ball station approx. 0.3 miles by footpath
- High Street approx. 1.5 miles
- South facing rear garden • Off road parking

#### Local Information

- Shopping: Sevenoaks (1.5 miles) and Bluewater (16 miles).
- Mainline Rail Services: Sevenoaks (1.5 miles) to London Charing Cross/Cannon Street. Bat & Ball (0.3 miles by footpath) to London Victoria.
- Primary Schools: Sevenoaks (0.6 miles), St John's CEP (0.7 miles), St Thomas' RCP and Lady Boswell's CEP Schools.
- Secondary Schools: Knole Academy, Weald of Kent Grammar and Trinity (0.6 miles) Secondary Schools in Sevenoaks. Several in Tonbridge and Tunbridge Wells.
- Private Schools: New Beacon, Sevenoaks, The Granville and Solefields Prep Schools. Walthamstow Hall for Girls. Sevenoaks and Tonbridge Secondary Schools. St Michael's and Russell House Prep Schools in Otford.
- Leisure Facilities: Wildernesse and Knole Golf clubs in Sevenoaks. Nizels Golf & Country Club in Hildenborough. Sevenoaks leisure centre. Cricket, rugby, football and hockey in the Vine area of Sevenoaks. Sevenoaks tennis club.
- All distances are approximate.

#### About this property

45 Hillingdon Avenue is a well-presented detached property, offering versatile living accommodation, maintained to a high standard by the current owners. Salient points include planning permission to extend (20/01540/MULFP), modern kitchen and bathroom suites, engineered oak flooring, a south facing landscaped garden, an insulated home office which also benefits from air conditioning and high speed WiFi, together with off-street parking. Also of note is the convenient location in Sevenoaks, ideal for local schools, both Bat & Ball and Sevenoaks stations and the High Street.

- The light and spacious sitting/dining room is ideal for entertaining and family living, benefitting from an attractive wood burning stove and bi-fold doors to the rear terrace.

- The contemporary kitchen is fitted with a comprehensive range of wall and base cupboards, and integral appliances.

- There are three well-proportioned bedrooms, one with a bank of fitted wardrobes and another is currently utilised as a playroom.

- A modern family bathroom completes the accommodation.





- The property is approached over a gravel driveway, providing ample parking, with close boarded fencing and mature shrubs to the perimeter.

- The attractive landscaped south facing garden provides a lovely backdrop to the property, with a generous decked terrace, ideal for al fresco entertaining. The garden is mainly laid to lawn with well-stocked borders planted with a wide range of shrubs, perennials and mature trees, providing year round interest and privacy. A paved path leads to the versatile, fully insulated home office, which benefits from air conditioning and high speed WiFi, comprising a study/bedroom, a well-appointed shower room with under floor heating, a utility room and a garden store.

- Planning permission: 20/01540/MULFP Erection of single storey front & rear extension. Replacing existing roof. Installation of new solar panels. Loft conversion. Internal & external alterations.

**Tenure**

Freehold

**Local Authority**

Sevenoaks District Council. Tax Band 'D'

**Directions**

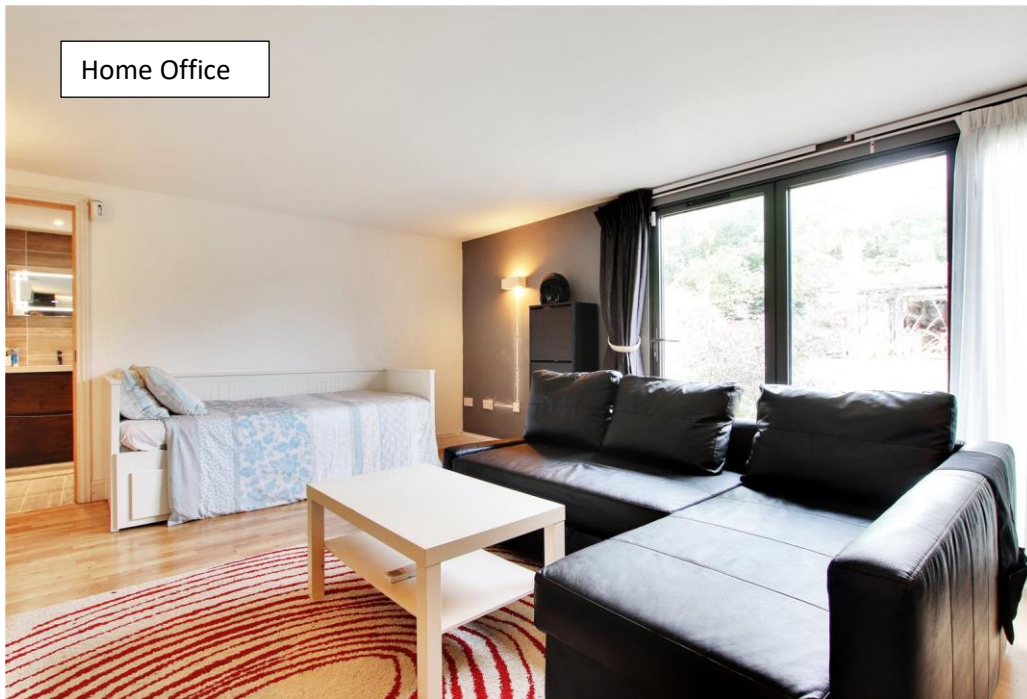
From our office on Sevenoaks High Street, proceed in a northerly direction. At the second set of traffic lights, continue over the crossroads onto the Dartford Road, which continues onto St. Johns Hill. Continue to follow the road for approx. 1 mile and take the next road on the right, signposted Hospital Road. Take the next right onto Hillingdon Avenue and No 45 can be found on the right hand side.

**Viewings**

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

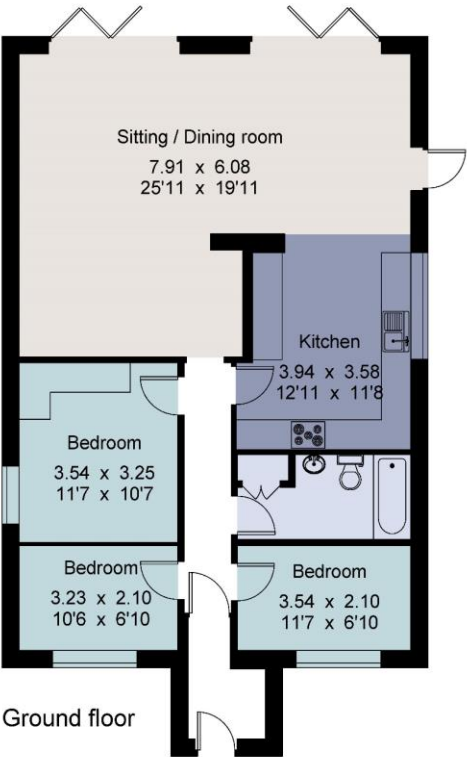




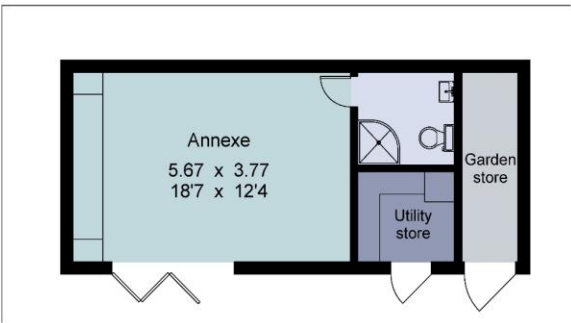


45 Hillingdon Avenue, Sevenoaks, Kent, TN13 3RB  
Gross Internal Area 1077 sq ft, 100.1 sq m  
Outbuildings 371 sq ft, 34.5 sq m

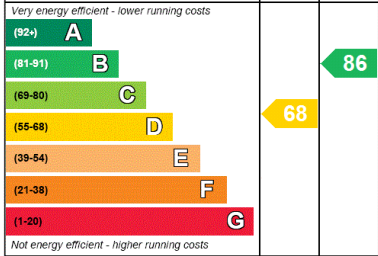

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45 Hillingdon Avenue, Sevenoaks  
Gross internal area (approx) 100.1 sq m/ 1077 sq ft  
Outbuilding 34.5 sq m/ 371 sq ft  
Total 134.6 sq m/ 1448 sq ft



For identification only - Not to scale  
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) <b>A</b>		<b>86</b>	
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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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