



A charming mid-terrace house of character well located for the station and town.

49 Cobden Road, Sevenoaks, Kent, TN13 3UB

£425,000 Freehold



- Charming mid terrace property
- Well presented accommodation • Station approx. 1 mile
- High Street approx. 0.8 miles
- Well located for Hollybush Park • West facing garden

Local Information

- Comprehensive Shopping: Sevenoaks (0.8 miles), Tunbridge Wells and Bluewater.
- Mainline Rail Services: Sevenoaks (1 mile) to London Bridge/Charing Cross/Cannon Street.
- Primary Schools: Many highly favoured in Sevenoaks, Seal, Sundridge and Otford.
- Secondary Schools: Weald of Kent Girls Grammar, Knole Academy and Trinity Schools in Sevenoaks. Weald of Kent and Tunbridge Girls Grammars and Judd Boys Grammar schools in Tonbridge. Tunbridge Wells Girls and Boys Grammar Schools and the Skinners Boys Grammar School in Tunbridge Wells.
- Private Schools: Various Prep schools in Sevenoaks and surrounding areas.
- Please note all distances are approximate.

About this property

49 Cobden Road is an attractive mid-terrace house of character, well located approx. 1 mile of the station, 0.8 miles of the High Street and 0.7 miles of Knole Park. The property offers light and well-presented living accommodation with double glazing throughout, together with a charming garden providing a lovely backdrop to the property.

- Reception rooms comprise a sitting room with a charming fireplace, window shutters and built-in recessed storage, and a dining room also with a fireplace and storage cupboards.

- The kitchen has access to the rear garden and is fitted with an attractive range of base and wall units with integral oven and hob and space for further appliances.
- There are two bedrooms with attractive window shutters, arranged over the first floor, together with a well-appointed family bathroom.
- A low brick wall encloses a small area to the front of the property.
- There is an outhouse attached to the rear of the property which houses the boiler and provides storage.
- The rear west facing garden has a decked area, ideal for al fresco entertaining, an area of lawn with established shrubs, all bound by close boarded fencing.

Agents Note: The property benefits from a right of way running across the rear of the neighbouring properties garden for access to the street.

Tenure

Freehold

Local Authority

Sevenoaks District Council

Energy Performance

EPC Rating = To be confirmed

Viewing

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

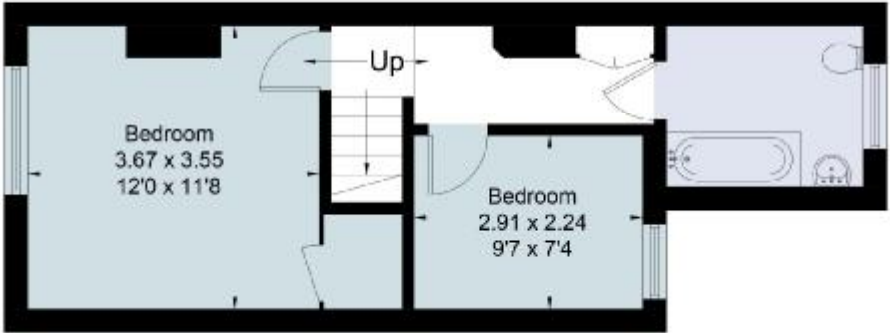




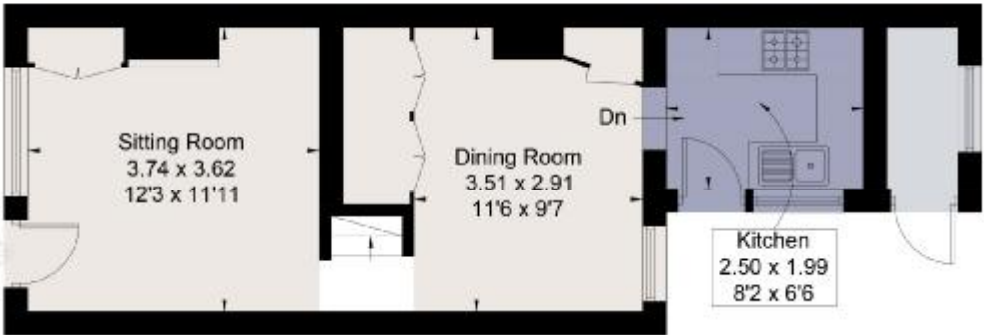
49 Cobden Road, Sevenoaks, Kent, TN13 3UB
Gross Internal Area 758 sq ft, 70.4 m²

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

Approximate Area = 70.4 sq m / 758 sq ft
Including Limited Use Area (0.1 sq m / 1 sq ft)
For identification only. Not to scale.
© Fourwalls



First Floor

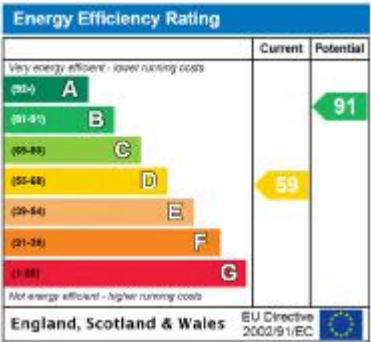


Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 268225

Directions

From our office on Sevenoaks High Street proceed in a northerly direction. At the second set of traffic lights, go straight across the crossroad onto Dartford Road. Continue to follow the road, passing the Vine Cricket ground on your right. When you reach the row of shops at the top of St Johns Hill, turn right onto Holly Bush Lane, immediately after the zebra crossing. Cobden Road is the first road on the left. Follow the road round to the right and then to the left and number 49 can be found shortly thereafter on the left hand side.



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. 20201112ALBU

