



Handsome family home ideally situated for town, station & local schools.

38 Amherst Road, Sevenoaks, Kent, TN13 3LS

£850,000 Freehold



- Sought after location • Spacious & well-presented
- Station approx. 1 mile • High Street approx. 1 mile
- Established garden • Off road parking

Local Information

• Comprehensive Shopping: Sevenoaks, Tunbridge Wells and Bluewater.

• Mainline Rail Services: Sevenoaks to Charing Cross/Cannon Street/Waterloo.

• Primary Schools: Riverhead infant and Amherst junior schools. St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

• Grammar/State Schools: Tonbridge & Tunbridge Wells.

• Private Schools: Sevenoaks, Tonbridge and Walthamstow Hall Public Schools. Sevenoaks, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in 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 and rugby in the Vine area of Sevenoaks.

• All distances are approximate.

About this property

38 Amherst Road is a handsome semi-detached family home, built in the 1920s with later additions and superbly situated within approx. one mile of the station and High Street. The light and spacious accommodation is arranged over three floors and is ideal for entertaining and modern family living.

Salient points including a contemporary kitchen, modern bathroom suites and wood block flooring. The property also benefits from an established rear garden and ample off road parking.

• The sitting room has a bay window to the front and an attractive fireplace with decorative tile slips.

• The impressive kitchen/breakfast room is fitted with a range of wall and base units and space for appliances. A set of bi-folding doors open to the rear garden.

• The adjoining utility room also has access to outside and a cloakroom completes the ground floor accommodation.

• Arranged over the first floor are three bedrooms and a stylish family bathroom.

• A staircase leads to the second floor and a fourth bedroom with beautiful views over the North Downs, a Velux window, built-in wardrobe and a well-appointed en suite shower room.

• To the front, a generous driveway provides ample parking with a border planted with shrubs to the side.

• The rear garden is mainly laid to lawn, with mature trees and shrubs providing privacy and year round interest. A set of steps adjoins a path which runs the length of garden, leading to the shed.





Agent note:

Photographs taken July 2015.

Local Authority

Sevenoaks District Council. Tax Band 'E'.

Services

All mains services connected. Cat 5 cabling connected.

Directions

From Sevenoaks High Street proceed north on the A225 and continue onto the Dartford Road. After approx 0.8 miles turn left onto Bradbourne Road. Take the second right hand turning onto Amherst Road and No 38 will be found on the left shortly thereafter.

Viewings

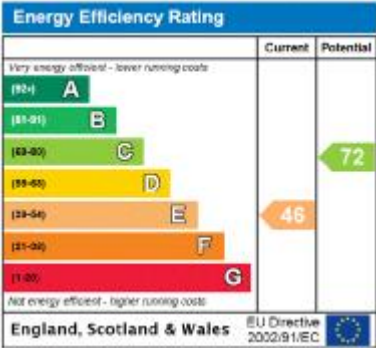
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.
Telephone: 01732 789 700.



38 Amherst Road, Sevenoaks, Kent, TN13
Gross Internal Area 1349 sq ft, 125.3 m²

Amherst Road, Sevenoaks, TN13

Gross internal floor area (approx):
125.3 sq m / 1349 sq ft
For identification only - Not to scale
Niche Communications



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