



A well-proportioned end of terrace home set in gardens of about 0.2 acres,  
located on the popular south side of town.

**9 Clare Way, Sevenoaks, Kent, TN13 1QL**

Guide Price £600,000 Freehold





- No onward chain
- Idyllic south side of town location
- Potential for additional dwellings and reconfiguration subject to planning
- South facing garden
- Station approx. 1.5 miles
- Town approx. 0.8 miles
- Established gardens
- Total plot about 0.2 acres

#### About this property

9 Clare Way is a well-proportioned family home with established gardens. The property offers an incoming purchaser scope to update throughout and subject to the necessary planning consents potential for a further development within the gardens. Externally, the house has an established rear garden of approximately 0.2 acres

- The reception rooms comprise a generously proportioned sitting room with a gas feature fireplace and an outlook across the rear garden, and a study with an aspect to the front of the property.

- The kitchen/dining room has direct access to the garden and terrace ideal for al fresco entertaining. The kitchen area is fitted with a comprehensive range of cupboards.

- Completing the ground floor is a cloakroom.

- Arranged over the first floor are three bedrooms, two with built in cupboards and a family shower room.

- To the rear is a paved terrace providing an excellent area for al fresco entertaining. The remainder of the garden is laid to lawn with well stocked borders. The total plot amounts to about 0.2 acres.

#### Directions

From Sevenoaks town centre proceed in a southerly direction passing Sevenoaks School and take the second right hand turn into Weald Road. Take the first left into Lea Road then left into Clare Way.







## Local Information

9 Clare Way is situated on the sought after south side of Sevenoaks and is 0.8 miles from Sevenoaks town centre.

- Mainline Rail Services: Sevenoaks mainline station (1.5 miles) to London Road/Cannon Street/Charing Cross.
- Primary Schools: Various in Sevenoaks, Seal, Sundridge and Otford.
- Secondary Schools: Weald of Kent Girls Grammar, Knole Academy and Trinity Schools in Sevenoaks. Weald of Kent and Tonbridge 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: Sevenoaks, Tonbridge, Walthamstow Hall and Sackville Secondary Schools. Sevenoaks, Solefields, Walthamstow Hall, the Granville and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House in Sundridge. Fosse Bank in Hildenborough. The Schools at Somerhill, Hilden Oaks and Hilden Grange in Tonbridge.

- Sporting Facilities: Golf clubs in Sevenoaks include Wildernessee 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.

## Local Authority

Sevenoaks District Council

## Council Tax

Band = D

## Viewing

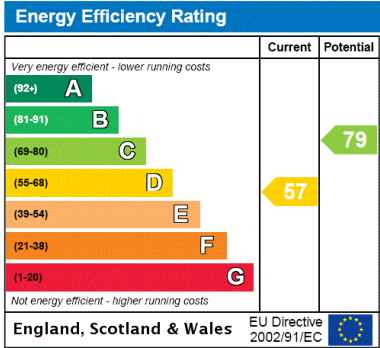
All viewings will be accompanied and are strictly by prior arrangement through Savills Sevenoaks Office.  
Telephone: +44 (0) 1732 789 700.



Clare Way, Sevenoaks, Kent, TN13 1QL  
Gross Internal Area 1085 sq ft, 100.8m²

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