



Attractive family home with off road parking, situated in a sought-after location.

**2 Mill Lane, Sevenoaks, Kent, TN14 5BX**

Guide Price £595,000 Freehold



- Well-proportioned family home
- Immaculately presented throughout
- Sevenoaks station approx 1.6 miles
- Trinity & Weald of Kent schools approx 0.5 miles
- Garden & terrace
- Driveway

#### About this property

2 Mill Lane is an attractive family home, built in 2017 and immaculately presented throughout. The property offers well-proportioned accommodation arranged over three floors, ideal for both formal entertaining and family living, and benefitting from modern kitchen and bathroom suites.

- The spacious sitting room features French doors opening to the rear terrace.
- The stylish kitchen has an outlook and double doors to the rear terrace, and benefits from a comprehensive range of contemporary fitted wall and base units and integral appliances.
- A cloakroom completes the ground floor.
- Arranged over the first floor are two spacious bedrooms, one enjoying a double aspect with built-in storage cupboards and a stylish en suite shower room.
- A well-appointed family bathroom completes the first floor.
- Completing the accommodation and arranged over the second floor is the third bedroom with an en suite shower room and eaves access.
- To the front is a block paved driveway providing ample parking and a pedestrian gate to the side.

- To the rear is a paved terrace providing a spacious area ideal for al fresco entertaining. Steps lead to the lawn stretching the length of the garden, which is bound by close boarded fencing providing privacy.

#### Local Information

##### • Comprehensive Shopping:

Sevenoaks (1.8 miles) Bluewater (15.2 miles).

##### • Mainline Rail Services:

Sevenoaks (1.6 miles) to Charing Cross/Cannon Street/London Bridge/Waterloo East.

• **Primary Schools:** St Thomas' RCP, St John's CEP, Sevenoaks CP, and Lady Boswell's CEP Schools.

• **Secondary Schools:** Weald of Kent, Trinity Secondary School and Knole Academy in Sevenoaks. Judd Boys Grammar, Weald of Kent and Tonbridge Girls Grammar in Tonbridge. Skinners Boy Grammar, Bennett Memorial and Tunbridge Wells Boys and Girls Grammar Schools in Tunbridge Wells.

• **Private Schools:** Sevenoaks, Tonbridge, Sackville and Walthamstow Hall Secondary Schools. Sevenoaks, Granville, Solefields and New Beacon Preparatory Schools in Sevenoaks. St Michaels & Russell House Preparatory Schools in Otford. Radnor House Prep and Secondary in Sundridge.

- Please note all distances are approximate.







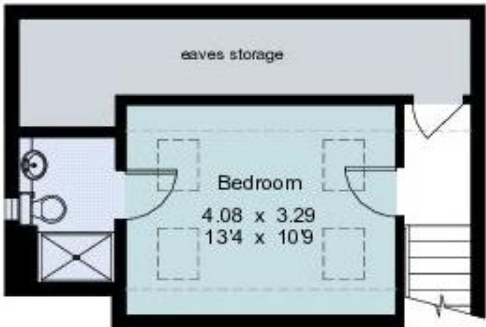


2 Mill Lane, Sevenoaks, Kent, TN14 5BX  
Gross Internal Area 1,144 sq ft, 106.3 m<sup>2</sup>

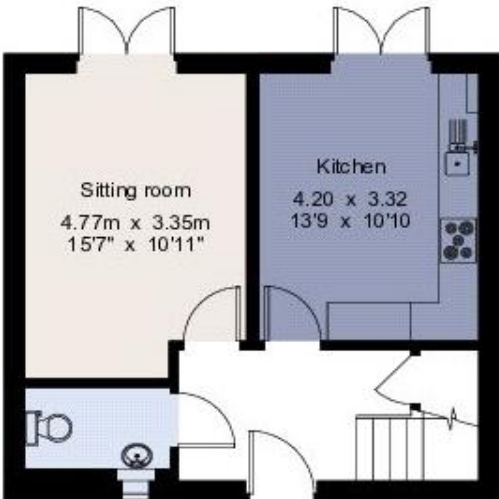
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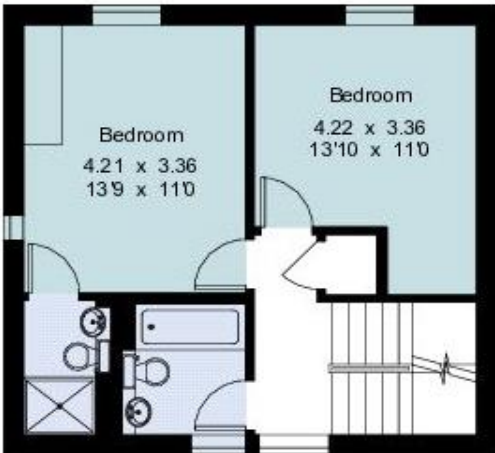
**2 Mill Lane, Sevenoaks**  
**Gross internal area (approx)** 106.3 sq m/ 1144 sq ft  
(Not including eaves storage)



Second floor



Ground floor




First floor

For identification only - Not to scale  
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**Local Authority**  
Sevenoaks Council.  
Tax Band 'E'

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

**Directions**  
From Sevenoaks High Street head in a northerly direction on the A225 and turn right on to Seal Hollow Road. Go past the petrol station on your left and turn left into Mill Lane. No. 2 can be found along on the left, after the turning to Silk Mills Close.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	88
(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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