



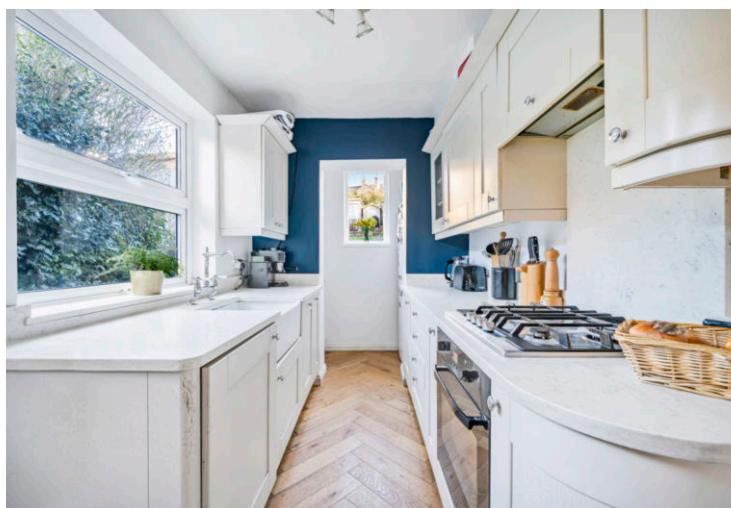
## Sandy Lane

Sevenoaks, Kent TN13

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This beautifully presented two bedroom house is situated in the ever popular Hollybush area of Sevenoaks town. Positioned under a mile from both Sevenoaks mainline station and town centre with other local amenities close at hand.

- Stylish 2 bedroom end of terrace house
- Separate garden office
- Popular Hollybush location
- Close to Sevenoaks town and amenities

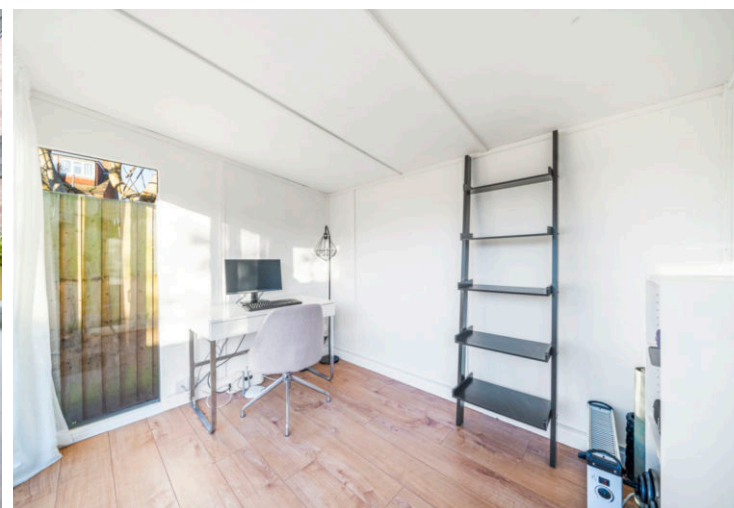
## THE PROPERTY

The front door leads into the living room with herringbone set wooden flooring and feature fireplace with recessed storage. There is an inner lobby with staircase rising to the first floor.

The lobby leads onto the dining room which is a good size and benefits from a double aspect, the house being end of terrace has extra windows on the side. The dining room provides access to the kitchen which has been fitted with a quality range of wall and base units with integrated appliances, butler sink, gas hob and electric oven. There is a further small area at the end of the kitchen with space for a washing machine.

The first floor landing leads to two good size bedrooms with the principle bedroom positioned at the front of the house.





This room features an ornate fireplace and two built in cupboards. The bathroom sits in between the two bedrooms and features a shower over the bath. The back bedroom has an outlook over the garden and there is a storage cupboard on the landing.

## OUTSIDE

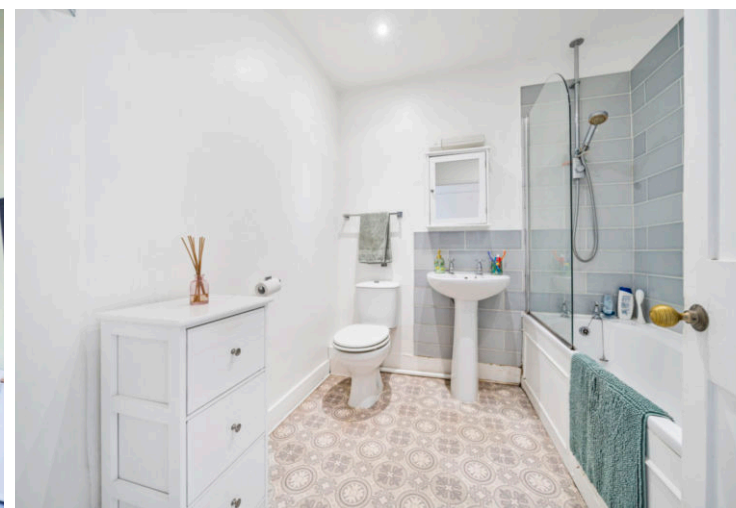
This pretty end of terrace house has a dwarf wall at the front with steps leading up to the front door. There is a small front garden which is paved with some shrubs. Side access leads to the back garden where there is an area of patio to the immediate rear of the house. Steps lead up to an area of lawn with stocked borders either side. There is a raised outdoor office with power and light which is ideal for working from home.

## SURROUNDING AREA

The property is located in the highly desirable 'Hollybush' area of Sevenoaks Town within walking distance of both the High Street and Sevenoaks mainline station. Despite being in the centre of Town, Hollybush is often described as having a village feel and boasts its own collection of boutique shops, cafes and a fantastic park, which includes tennis courts, bowls, astro turf pitch, a café and a children's playground.

Sevenoaks High Street is under a mile from the property and has a number of pubs, restaurants and shops as well as a cinema and theatre. Knole park is also on the doorstep with 1000 acres of deer parkland and the stunning Knole House to explore.





Sevenoaks mainline station is just 0.8 miles away with trains to London taking from as little at 24 minutes. Schooling is also excellent in the area with St. Johns' primary school in easy reach as well as Trinity School and the Grammar annexes and a number of private schools including Granville School and Walthamstow Hall.

Further places of interest within the local area include Chartwell (Winston Churchill's former home), Ightham Mote, Hever Castle, Emmetts Garden, Penshurst Place, Lullingstone Roman Villa and Sevenoaks Wildlife Reserve.

#### TENURE

Freehold.

#### SERVICES

All mains services are connected.

#### LOCAL AUTHORITY & EPC

Sevenoaks District Council - Band D

EPC Rating D

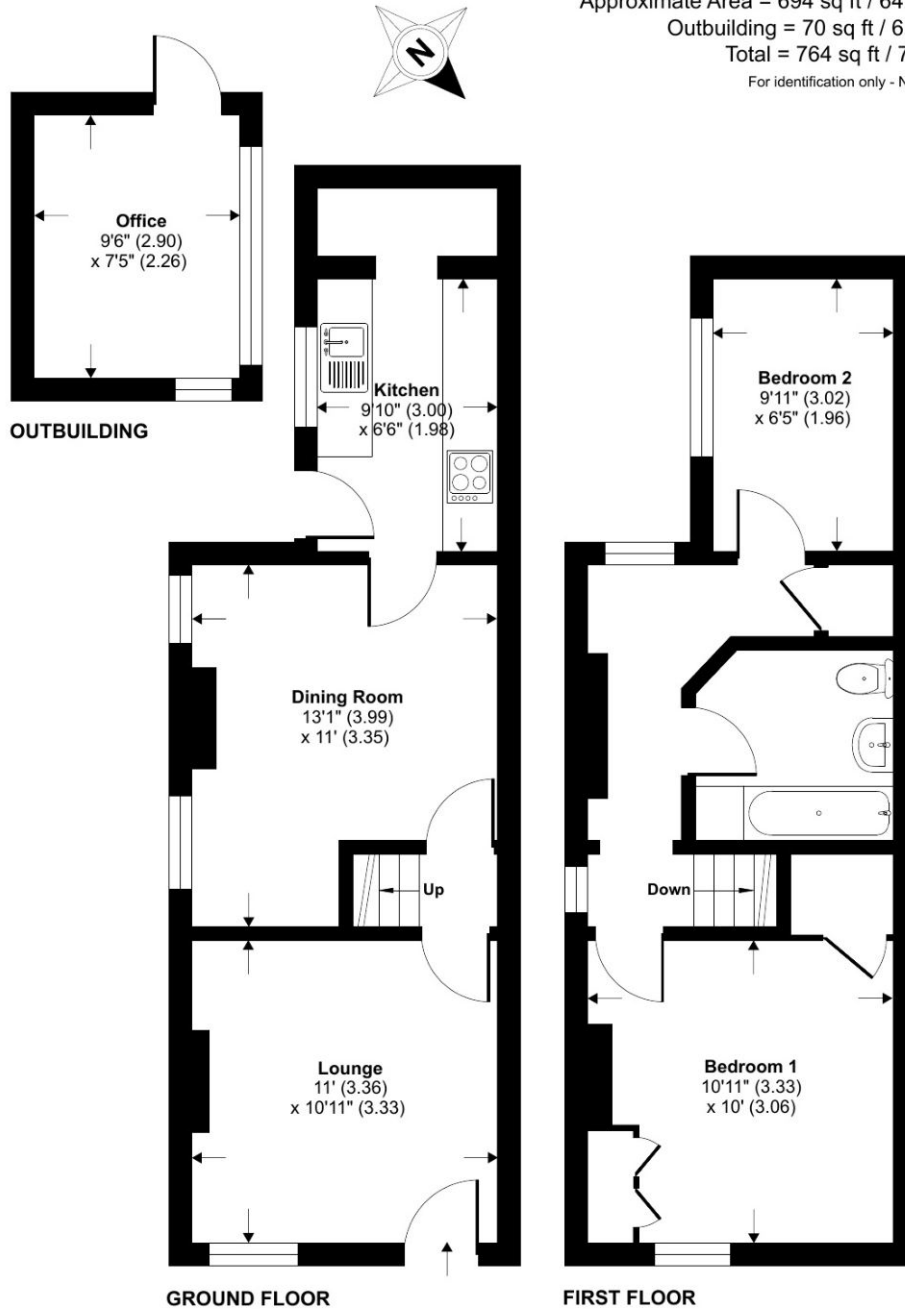






# Sandy Lane, TN13

Approximate Area = 694 sq ft / 64.5 sq m  
 Outbuilding = 70 sq ft / 6.5 sq m  
 Total = 764 sq ft / 71 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Humberts. REF: 1083357

## AGENTS NOTE

There is a right of way for the owners and occupiers of the adjoining properties.

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