



## Hartslands Road

Sevenoaks, Kent, TN13 3TN

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CHAIN FREE. A well presented character house located in the desirable Hollybush area within a short walk of Sevenoaks town centre, station & Knole Park. The property benefits from 3 bedrooms, 2 bathrooms, a west facing garden, driveway and integral garage.

- Chain free
- Semi-detached period house
- 3 bedrooms, 2 bathrooms, 2 receptions
- Sought after Hollybush Location
- Good sized west facing garden
- Close to excellent schools & Knole Park
- Driveway and integral garage
- Walking distance to Station & High Street

### PROPERTY

Located on a quiet road in the centre of Sevenoaks, this attractive character house with timber clad elevations was built in the Victorian era and later extended in the 1980s. It was a cherished home for many years and offers well proportioned accommodation and a period charm.

The entrance door opens into a hallway with stairs to the first floor straight ahead. A door on the left hand side leads to the kitchen, which is fitted with a range of modern wall and base units with tiled worktops and matching splash back. There is plenty of cupboard space with room for a freestanding cooker and fridge. A breakfast bar provides an informal place to sit and eat and an attractive bay window looks out over the front of the property. At the back of the property is a large sitting room with carpeted flooring and an understairs cupboard providing handy storage space. A set of French doors offer pleasant views of



the garden and lead out onto the patio. Adjoining the sitting room is a dining room which offers a formal place to entertain. The integral garage has a dedicated utility space and can be accessed via an internal door from the entrance hall. A downstairs WC completes the ground floor accommodation.

Upstairs, the first floor landing leads to three bedrooms and two bathrooms. The master bedroom is particularly spacious and boasts fitted wardrobes. The bathroom has been finished in a neutral style with a modern white suite. There is a bath with shower over and glass screen, wooden vanity unit with basin and concealed cistern WC. The shower room has been recently modernised with stylish floor and wall tiles, a glass corner shower with remote operation, basin with vanity storage and low level WC. For those that don't need two upstairs bathrooms it may be possible to convert one of them into a 4th bedroom.

The property benefits from mains gas central heating and double glazed windows throughout.

## OUTSIDE

The house is approached across a block paved driveway which provides off-road parking. There is some attractive planting to the front of the property including a wonderful Wisteria and a pathway down the right hand side of the house offering direct (gated) access to the back garden. To the rear, there is a fantastic enclosed garden, which is flat and West facing. There are well stocked borders filled with a wide range of flowering and herbaceous shrubs and plants together with an area of lawn. It offers plenty of space for children to play or for you to simply relax and enjoy the sunshine. A beautiful porcelain patio catches the afternoon sun and provides a wonderful spot for alfresco entertaining with a further paved area at the back of the garden that gets the morning sun. A timber shed provides useful outdoor storage.



## LOCATION

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. Knole Park is also on the doorstep with 1000 acres of deer parkland and the stunning Knole House to explore.

Sevenoaks High Street is just 0.5 miles away and has a wide array of boutique shops, cafes and restaurants, a Waitrose, the Stag Theatre and Cinema and a leisure centre with swimming pool and fitness suite.

Sevenoaks mainline station (fast rail services to London Bridge, Waterloo East, Charing Cross and Cannon Street in as little as 23 minutes) is approximately 0.8 miles distant and access to the M25 (junction 5) can be found at the Chevening interchange about 2.5 miles distant.

Schooling is excellent with many highly regarded primary, private and grammar schools within walking distance including Lady Boswell's, Sevenoaks Primary and St John's Primary Schools, Trinity School, Weald of Kent Grammar Annexe, Tunbridge Wells Boys Grammar Annexe, Walthamstow Hall and the internationally renowned Sevenoaks School.

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.

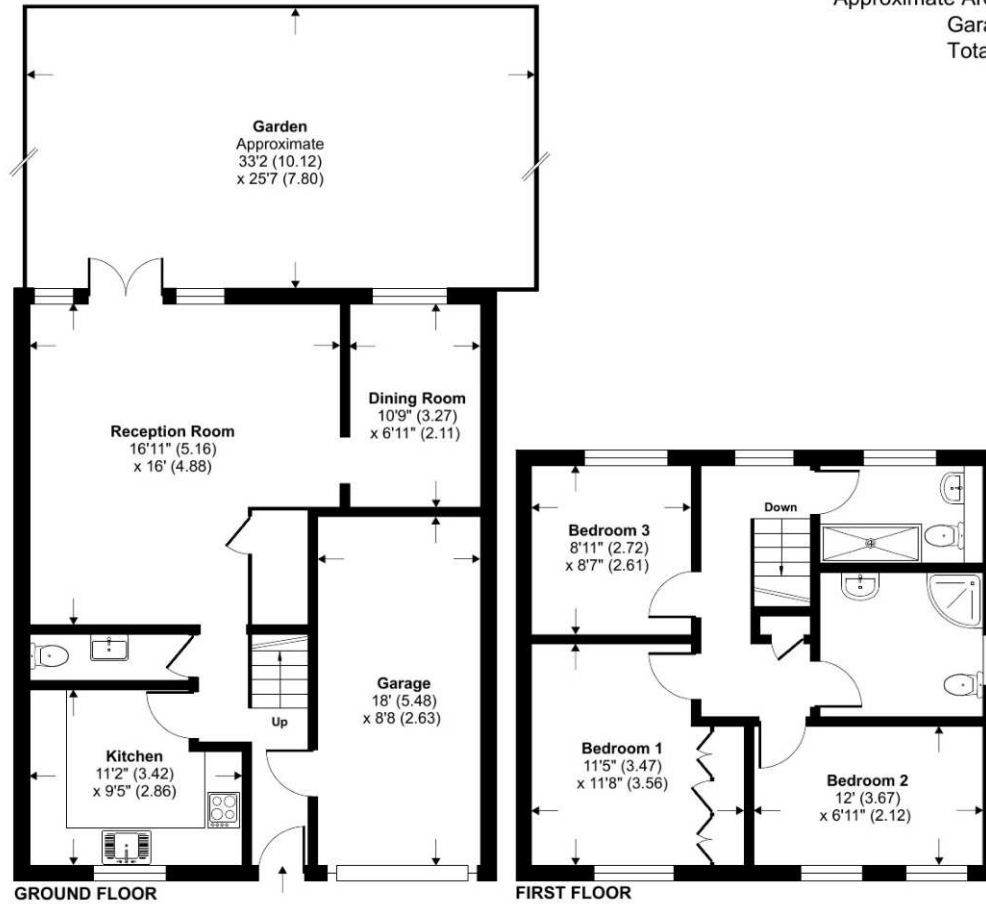






## Bay Tree Cottage, 3 Hartslands Road, Sevenoaks, TN13

Approximate Area = 1035 sq ft / 96.1 sq m  
Garage = 158 sq ft / 14.6 sq m  
Total = 1193 sq ft / 110.7 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). © nrichcom 2024. Produced for Humberts. REF: 1175071

### TENURE

Freehold.

### RESTRICTIONS

Conservation area.

### SERVICES

All main services are connected.

### ENERGY PERFORMANCE CERTIFICATE

Energy Rating D.

### LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band E.

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