



34 Cobden Road
Sevenoaks, Kent, TN13 3UB

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An attractive Victorian house located in the desirable Hollybush area within a short walk of Sevenoaks station, high street & Knole Park. The property benefits from period features, landscaped garden and contemporary open-plan living.

- Sought after Hollybush location
- Period features
- Excellent presentation throughout
- Open-plan kitchen
- West facing garden
- Walking distance to High Street & Knole Park
- 0.8 miles to Sevenoaks Station

PROPERTY

This attractive period house with elevations of yellow brick was built in the Victorian era and has been extended and renovated by the current owners to a high standard.

The entrance door opens into a separate hallway with a door to the left hand side leading into a cosy sitting room. The sitting room boasts stripped wooden floors and a large window overlooking the front of the property. A wood burning stove provides a wonderful focal point to the room with a tiled hearth and bespoke fitted cupboard. The same wooden floors flow through towards the back of the house where there is a huge open-plan kitchen / dining / living space completed in 2017. It is a great room for entertaining or simply enjoying modern family life with a set of French doors leading out to the garden and another wood burning stove. The kitchen features a range of modern handle-less wall and base units with composite worktops and matching upstand. Integrated appliances



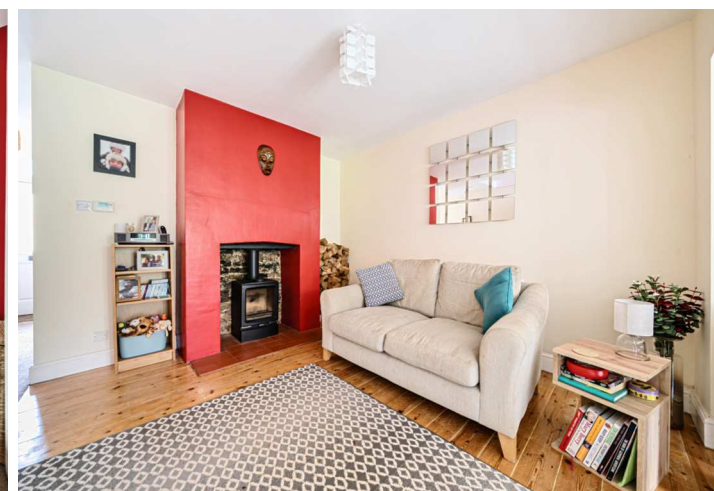
include a washing machine, fridge/freezer, extractor, electric oven and induction hob. An understairs cupboard provides handy storage space.

Upstairs, the first floor landing leads to two double bedrooms which both benefit from carpeted flooring, the smaller of which has a fitted cupboard. The bathroom has been recently upgraded in a contemporary style with trendy grey tiling and a white suite. There is a bath with shower over and glass screen, wall hung basin with integrated vanity storage and low level W.C. with hidden cistern.

The property benefits from mains gas central heating and double glazing throughout. A number of neighbouring houses have converted the loft into additional living space and there is potential to do the same here (subject to obtaining any necessary consents).

OUTSIDE

There is a small front garden with attractive planting set behind a brick wall with stone steps leading to the front door. A pathway to the right of the row of terraces provides right of way access into the back garden when required. The back garden is fully enclosed and has a west facing orientation. There is an area of artificial grass with a further area of lawn providing plenty of space for al-fresco entertaining or to simply sit and enjoy the sunshine. There are well stocked borders with some beautiful flowering plants and herbaceous shrubs and at the back of the garden is a timber shed which provides handy outside 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 0.7 miles away and has a number of pubs, restaurants and shops as well as the Stag Theatre and cinema, vine cricket ground and Sevenoaks 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, TW Boys Grammar Annexe, Walthamstow Hall and 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.

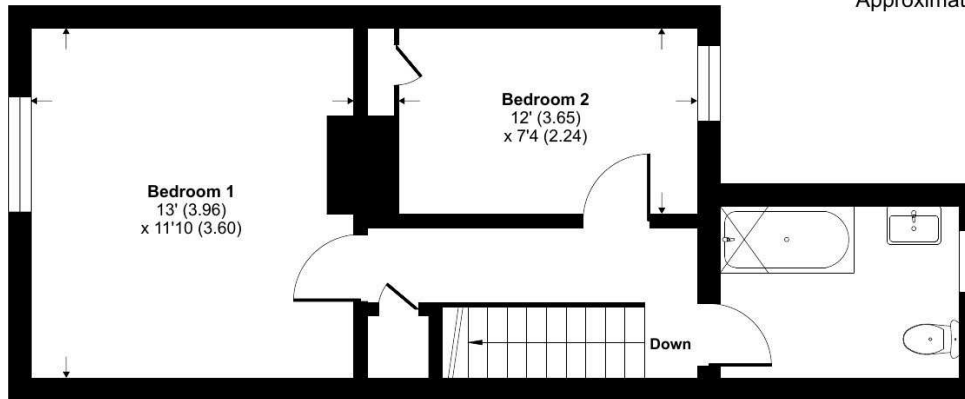




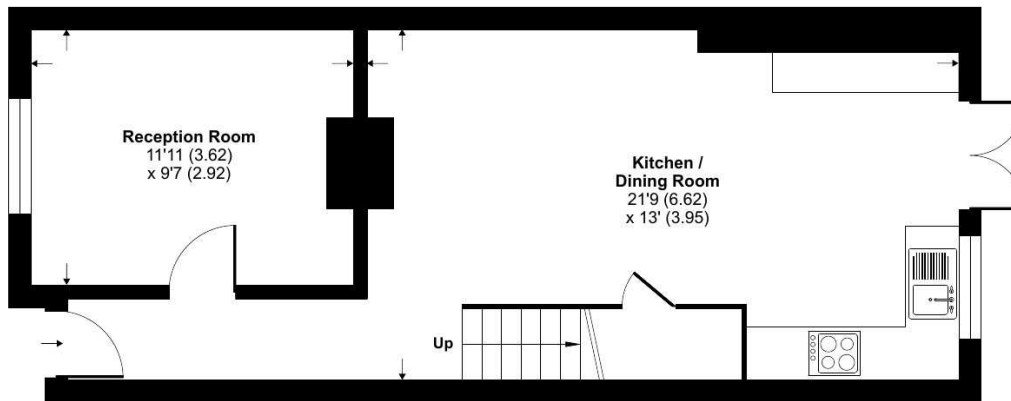
Cobden Road, Sevenoaks, TN13

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Humberts. REF: 1144526

TENURE

Freehold.

SERVICES

All main services are connected.

LOCAL AUTHORITY

Sevenoaks District Council. Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating D

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