



Kennedy Gardens
Sevenoaks, Kent, TN13 3UG

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A bright and airy three bedroom terraced house benefitting from a south west facing garden, driveway and garage en bloc. Set in a quiet road close to local amenities and within a mile of Sevenoaks High Street and Station, offered with no ONWARD CHAIN.

- Terraced house
- Private south west facing garden
- 3 double bedrooms
- Close to great schools
- Driveway & garage en bloc
- Within a mile of Sevenoaks Town & Station
- Short walk to Hollybush Park & Knole Park
- Selling with no onward chain

PROPERTY

The front door opens into an entrance hall with stairs to the first floor on the right hand side and a door to the kitchen on the left.

The kitchen is fitted with a range of wall and base units with a laminate work surface running over. There is a stainless steel sink with draining board and mixer tap along with mosaic tiled walls, space for the necessary appliances and a window overlooking the front of the property.

A door at the end of the hallway takes you into the L shaped living / dining room which is particularly spacious and benefits from huge floor to ceiling windows which flood the room with light and overlook the rear garden. A set of sliding doors and a separate conventional door lead out onto the garden patio and the lounge area has a feature



fireplace. There is also a handy understairs storage cupboard.

Taking the stairs to the first floor you find three bedrooms and the family bathroom.

Bedrooms one and two are both good size doubles and overlook the rear garden. Bedroom three is also a double room and has fitted cupboards along one wall and is currently being used as a utility / laundry room. The bathroom is part tiled and fitted with a white suite comprising a bath with shower over, sink and w.c.

Access to the loft is via a loft hatch on the landing.

OUTSIDE

The property is approached via a blocked paved driveway which provides off-road parking with a set steps and pathway leading to the front door, which benefits from a storm porch. There is an array of mature shrubs providing colour and to the right of the front door there is a storage cupboard which houses the gas and electric meters.

The rear garden is paved and split into two levels, the first is directly outside the house and then three steps take you to another paved area. There is a selection of shrubs and flowering plants throughout the garden and the boundaries are fully enclosed with timber fencing.

At the end of the cul de sac there is space for additional parking and the road leads around to the en bloc garage.

LOCATION

Kennedy Gardens is a quiet cul-de sac located in the highly desirable 'Hollybush' area of Sevenoaks Town within walking distance of both the High Street and Sevenoaks mainline station. There are several shops and an excellent café nearby on St Johns Hill and the property



is in close proximity to St John's CE Primary School.

Hollybush park is a short walk away, 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 dear parkland and the stunning Knole House to explore.

Sevenoaks High Street is just 0.8 miles away and has numerous 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 1.1 miles distant and access to the M25 (junction 5) can be found at the Chevening interchange about 2.7 miles distant.

In addition to St John's School, there are many other highly regarded primary, private and grammar schools within walking distance including Lady Boswell's, Sevenoaks Primary, 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.







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Approximate Area = 857 sq ft / 79.6 sq m
Garage = 128 sq ft / 11.8 sq m
Total = 985 sq ft / 91.4 sq m
For identification only - Not to scale

TENURE

Freehold.

SERVICES

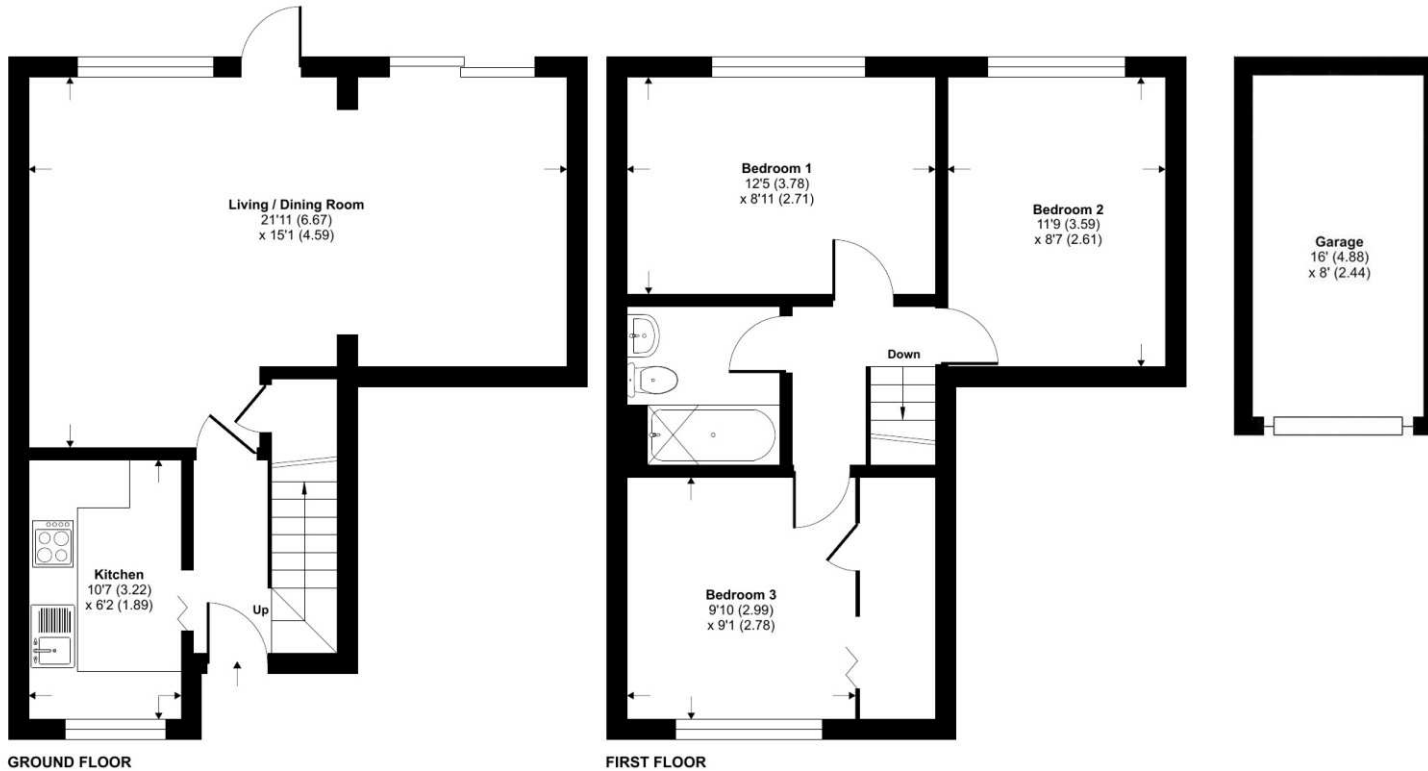
All mains services are connected.

LOCAL AUTHORITY

Sevenoaks District Council - Band D.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Humberts. REF: 1208916

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