



Carnegie

Estate Agents, Surveyors and Property Management

Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

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110 Cramptons Road, Sevenoaks, Kent, TN14 5DY

£1,195 Per calendar month

Carnegies are delighted to offer this 3 bedroom (2 double, 1 single) mid-terraced family house for rent, which has been recently modernised. Situated close to Bat and Ball train station and local amenities (including a large Sainsbury's supermarket). Sevenoaks town is a short drive or bus ride away and there is easy access to the M25 motorway. Sevenoaks boasts an excellent variety of schools (both state and private) and a large selection of restaurants, coffee bars, retail shops, doctors, dentists, a theatre and much more.

The property comprises of; front garden (laid to lawn); front door to small hallway with stairs to first floor and door to lounge, kitchen/diner, bathroom, 3 bedrooms, large rear garden with shed, green house and storage garage.



Company incorporated in England No. 4713968

VAT No. 745 8368 91



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	71
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

of pretty shrubs, flowers, bushes; paved area near house; shed and green house at end of garden; brick built garage (doors to front and door to side) and gate at rear of garden.

Front Garden

Path to front door, laid to lawn and shrub borders.

Garage

Wooden doors to front and single door to side; brick built

Front garden with path to;
Wooden front door

Door to;
Lounge
Laminated wooden floor; bay double glazed window to front (lots of natural light)

Archway to;
Kitchen/ diner
White walls and base units with oak work surface and white tiled splash back to left side of room; built in electric cooker; electric hob; extractor unit; single drainer stainless steel sink and mixer taps; under stairs storage area; vinyl flooring; double glazed window above sink; double glazed door to garden.

Door to lobby;
washing machine, fridge and freezer

Door to;
Bathroom
Low level wc; wash hand basin; white bath with shower over; double glazed frosted windows to rear and to side; smaller double glazed frosted window above the wc; vinyl flooring

Stairs (light grey carpet) to small landing (loft hatch)

Double Bedroom 1
Carpeted; double glazed large bay window to front; built in wardrobe

Double Bedroom 2
Carpeted; double glazed window to rear

Single Bedroom 3/ Study
Carpeted; double glazed window to rear; built in cupboard housing Emersion heater.

Rear Garden
Pathway to right side full length of garden; part laid to lawn; full



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