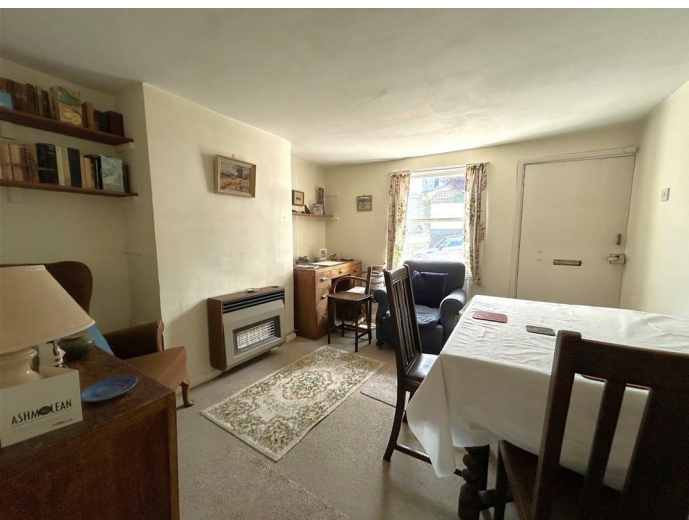




Ibbett Mosely

11 Sandy Lane, Sevenoaks, TN13 3TP



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**A MID-TERRACED HOUSE NEEDING COMPLETE REFURBISHMENT LOCATED IN A FAVOURED AREA OF SEVENOAKS WITH NO ONWARD CHAIN.**

**PRICE: £325,000 FREEHOLD**

- 2 Bedrooms
- Downstairs Bathroom
- On Street Parking (no permits)
- Needs Modernising Throughout
- Sitting/Dining Room
- Garden to Rear
- Council Tax Band C
- Kitchen
- No Chain
- EPC rating D

ONE NOT TO MISS if you're willing to do some work! A terraced cottage in need of complete modernisation and updating located in a popular part of SEVENOAKS close to local shops in the 'Village' area and within easy reach of both the MAINLINE STATION and town centre. It offers 2 Bedrooms upstairs whilst downstairs there is a sitting/dining room, kitchen and bathroom. NO ONWARD CHAIN

### Description

This is a potentially charming cottage style terraced property ready for someone to spend time and energy to create a lovely home. It does need plenty of work but it will be well worthwhile..

The accommodation is arranged over two floors. The front doors leads into a sitting/dining room which in turn leads to an inner hall with stairs to the first floor and access to the downstairs bathroom. The hall also leads to the kitchen which overlooks the rear garden with a door for access. Upstairs there are two bedrooms with some fitted

cupboards.

The property has whitewashed brick elevations under a slate roof. It has all mains services and gas central heating.

### Location

The property is located in a sought-after residential area of Sevenoaks, within easy reach of many amenities. The town centre (approx 1mile) and mainline station (approx 1mile) are both within easy reach.

Sevenoaks Town Centre has an abundance of small independent speciality shops and boutiques alongside M&S and Waitrose. You'll be spoiled for choice by the number of outstanding pubs and restaurants both in town and the surrounding villages. The Stag Community Arts Centre offers a rich and varied calendar. However, Knole Park is really the jewel in the town's crown. Situated on the eastern edge of Sevenoaks, this stunning 600-year-old stately home combines numerous historic

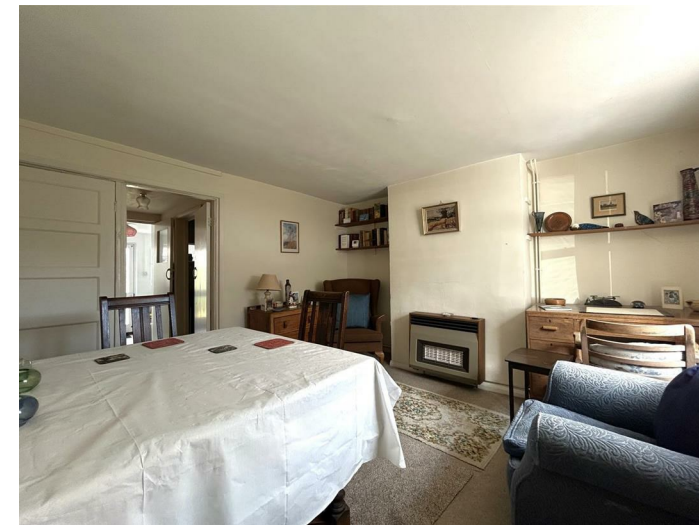
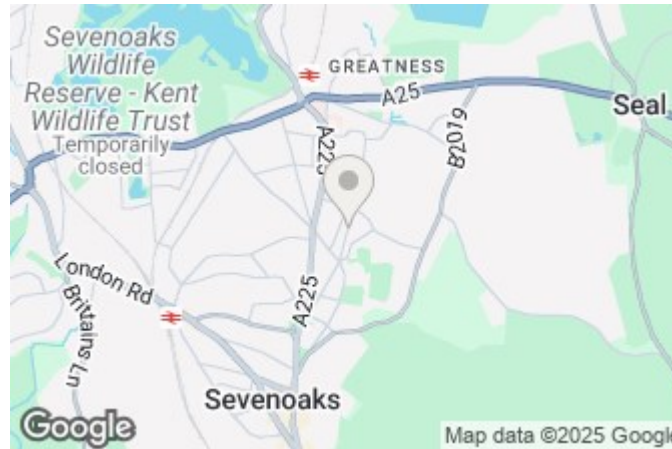
treasures with an imposing walled garden and 1,000-acre deer park. Sporting facilities in and around the area include riding schools, a cricket club, tennis, fishing and sailing facilities as well as a choice of golf courses. Additionally, the Sevenoaks Leisure Centre offers an excellent gym and pool and there's a wide variety of private health club facilities in the area.

There are excellent local schools across all age ranges, both state and independent.

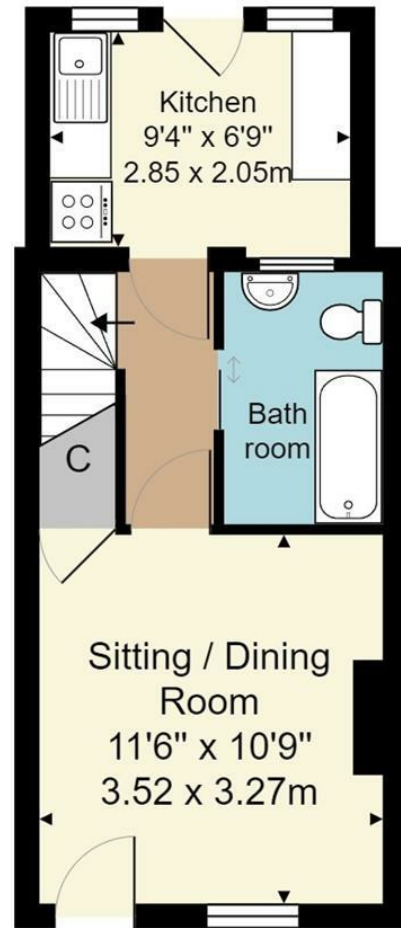
For the traveller/commuter the M25 can be accessed at the Chevening interchange linking to other motorway networks, Gatwick and Heathrow Airports, Ashford International, Bluewater, Dartford River Crossing, the coast and Channel Tunnel. Nearby Sevenoaks Mainline Railway Station has excellent services to London taking approximately 32 minutes to Cannon Street/London Bridge/Charing Cross.

#### Directions

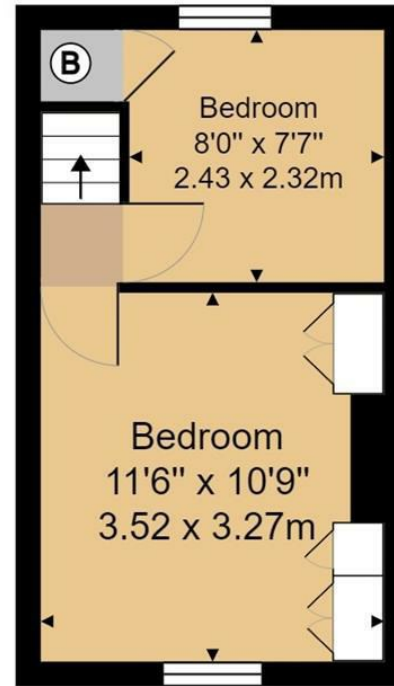
The property can be approached from various directions. Travelling north from Sevenoaks High Street continue for about 1 mile and turn right into Quakers Hall Lane. Take the 4th turning on the right into Sandy Lane where the property will be found towards the end of the road on the right.



Approx. Gross Internal Area  
494 ft<sup>2</sup> ... 45.9 m<sup>2</sup>



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Ibbett Mosely**

**Sevenoaks 01732 452246**

**EPC Rating- D**

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