



Ibbett Mosely

Cobden Road, Sevenoaks TN13 3UB



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## Cobden Road, Sevenoaks, TN13 3UB

**A charming and well-presented two-bedroom period home with many original features and a lovely rear garden, located approximately one mile from Sevenoaks town centre and mainline station.**

### OFFERING NO ONWARD CHAIN.

- Attractive and well-presented period cottage
- Dining room with wooden floorboards
- All internal doors in natural wood
- No onward chain
- Two Bedrooms
- Family bathroom with shower over bath
- Double glazing with glazing bars
- Sitting Room with feature Fireplace
- White fitted kitchen with induction hob, Baumatic double oven and built-in dishwasher
- West-facing garden with patio and shared side access

Charming and well-presented two-bedroom period home with many original features, natural wood doors and feature fireplaces. Conveniently located for Sevenoaks town centre and mainline station.

The accommodation comprises a sitting room with small bay window and feature fireplace, a separate dining room with fireplace.

There is a kitchen/breakfast room fitted with wooden worktops, Baumatic double oven, AEG induction hob, built-in dishwasher and double patio doors to the rear garden.

To the first floor there are two double bedrooms and a separate modern bathroom with shower over the bath.

Outside there is a lovely cottage-style rear garden with patio, lawn and shed. The property benefits from shared side access and a small front garden.

#### SUMMARY

Ground Floor with entrance through front door

#### Sitting Room

Double-glazed bay window to the front with glazing bars, feature decorative fireplace with tiled insert, three double base cupboards with alcove display recess, radiator.

#### Lobby

Stairs to the first floor.

#### Dining Room

Wooden floorboards, under-stairs storage cupboard, raised tiled area with fireplace and chimney breast, double-glazed rear window with glazing bars, radiator, two wall lights.

#### Step-down to Kitchen/Breakfast Room

Fitted kitchen with a range of base and wall-mounted units with wooden work surfaces and tiled surrounds, built-in Baumatic electric double oven, AEG induction hob, extractor hood, space and plumbing for washing machine, breakfast bar, space for freestanding fridge/freezer, one-and-a-half bowl inset sink with drainer, tiled flooring, ceiling downlighters, double-glazed side window, external door and double patio doors opening to the rear garden.

First Floor Landing lobby and inner landing with access to loft.

#### Bedroom 1 (Front)

Double-glazed window with glazing bars, decorative fireplace recess, built-in wardrobe, recess cupboard and drawers with overhead storage, radiator.

#### Bedroom 2 (Rear)

Double-glazed window with glazing bars, radiator.

#### Bathroom

Step-down from landing. White suite comprising WC, vanity wash basin with monobloc mixer tap and double drawers underneath, wooden-panelled bath with independent shower, radiator, built-in double cupboard housing Vaillant boiler, double-glazed obscured rear window.

#### Outside

Lovely cottage-style rear garden with paved patio area, arbour with overhanging clematis, lawn with brick edging and shrub borders, wooden shed, fenced boundaries and side access gate via shared right of way.

#### Front Garden

Picket fence, grey slate shingle, gate and established shrubs.

This would make an excellent first-time buyer or investment property, combining character with modern conveniences in a convenient location

#### LOCATION

Situated in a popular residential road in the heart of the desirable Hollybush / St John's area of Sevenoaks, this charming home lies just half a mile from local shops and approximately one mile from Sevenoaks town centre and mainline station (with fast services to London in around 25-30 minutes). The property enjoys a convenient yet peaceful location with excellent access to local amenities, schools, parks (including nearby Hollybush Recreation Ground and Knole Park), and transport links, making it ideal for commuters and families alike.

#### AGENTS NOTE

Council Tax : D EPC: 66

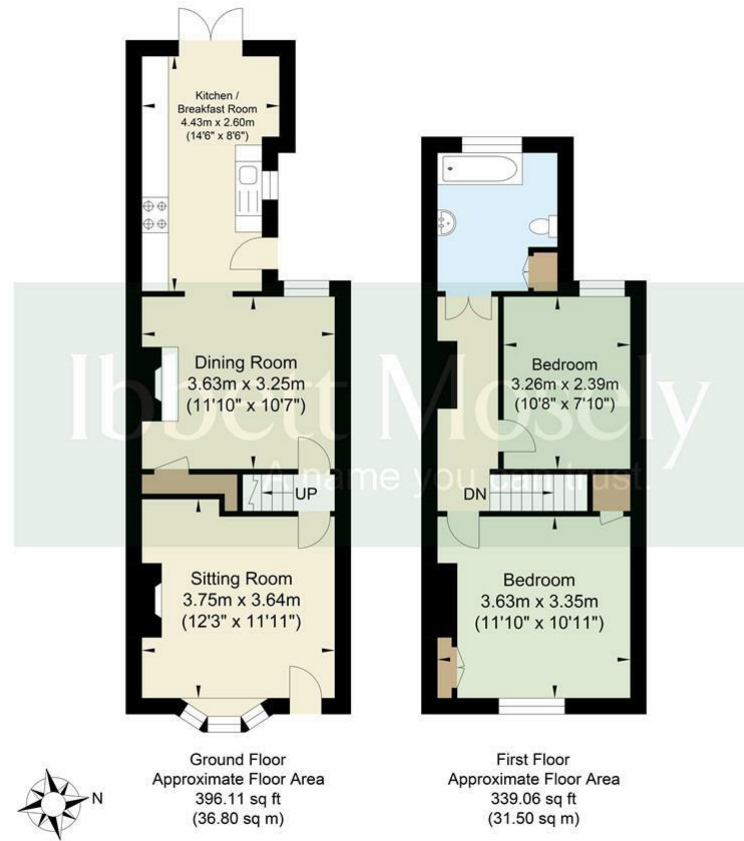
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Approximate Gross Internal Area = 68.30 sq m / 735.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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