



Ibbett Mosely

55b Hartslands Road, Sevenoaks, TN13 3TW



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A SUPERBLY PRESENTED SEMI-DETACHED HOUSE IN A POPULAR LOCATION WITH EXTENDED OPEN PLAN ACCOMMODATION, A LOVELY GARDEN AND FAR REACHING VIEWS.

PRICE; £795,000 FREEHOLD
Council Tax Band E; EPC Rating D

- Superbly presented semi-detached house
- 1 mile to Sevenoaks station
- 3 bedrooms, 1 bathroom
- On Road Parking
- Sought after 'Village' area
- Open-plan living space
- Downstairs shower and WC
- Convenient for local shops
- Cosy separate 'snug' room
- Pretty landscaped gardens with views to the Downs

Set in the desirable 'Village' area of Sevenoaks, this superbly presented semi-detached house offers an ideal family home or for those downsizing or buying a first home. With three well-proportioned bedrooms, 2 bathrooms and a generous open-plan living space. It also has a great garden with Garden Room and views to the North Downs. NO OFF ROAD PARKING

Description

Nestled in the desirable 'Village' area of Sevenoaks, this superbly presented semi-detached house on Hartslands Road offers an ideal family home. With three well-proportioned bedrooms, this property is perfect for those seeking both comfort and style.

The heart of the home features a lovely open-plan living space, providing a warm and inviting atmosphere for family gatherings and entertaining guests. Additionally, a cosy separate 'snug' room offers a perfect retreat for relaxation or quiet reading. The property boasts three bedrooms on the upper floor, complemented by a modern bathroom,

while a convenient downstairs shower and WC enhance the practicality of the layout.

The beautifully landscaped gardens are a true highlight, offering a serene outdoor space with far-reaching views towards the North Downs. At the end of the garden, you will find a charming Garden Room or Home Office, providing a versatile space that can be tailored to your needs, whether for work or leisure. There is a front garden with hardstanding but this is not suitable for parking.

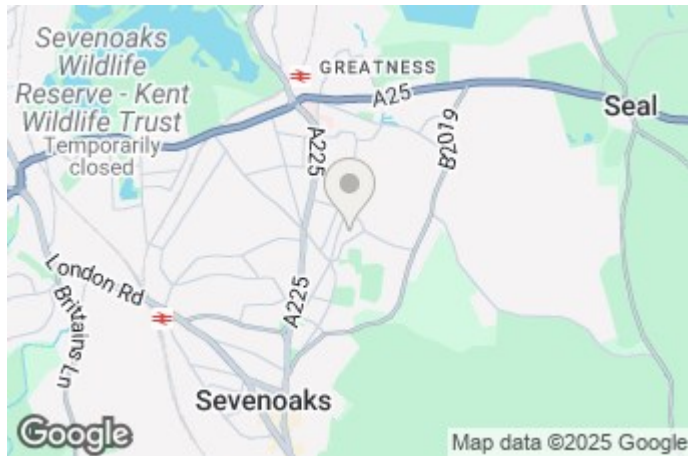
Conveniently located, this home is just a mile from both Sevenoaks High Street and the mainline station, making it an excellent choice for commuters and those who enjoy the vibrancy of local shops and amenities. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle in one of Kent's most sought-after areas.

Location

The property is located in the sought-after residential area of Sevenoaks known locally as 'The

Village Area', within easy reach of many amenities. The town centre and mainline station (each approx 1mile) are both within easy reach and there are useful local shops.

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.

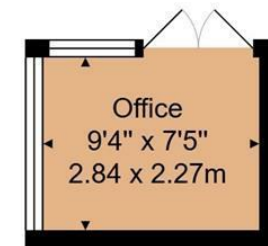




Ground Floor



First Floor



Outbuilding

House Approx. Gross Internal Area
1100 sq. ft / 102.2 sq. m

Outbuilding Approx. Internal Area
69 sq. ft / 6.4 sq. m

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.

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Sevenoaks 01732 452246

EPC Rating- D

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