

## 2 Bedroom End Terraced for Sale - Guide Price £300,000

The Moor Road, Sevenoaks, Kent, TN14 5EB



### KEY FEATURES

• STARTER HOME • MODERNISATION REQUIRED • DOUBLE BEDROOM WITH NURSERY/OFFICE •  
DOUBLE GARAGE • THREE PIECE FAMILY BATHROOM • LOUNGE • KITCHEN DINER • DOUBLE GLAZING &  
GAS CENTRAL HEATING • REAR GARDEN • COUNCIL TAX BANDING C



## Description

The Property was originally designed to be part of the adjoining property and has been rented for the last 10 years.

A unique opportunity has now arisen to purchase the Annexe which is an ideal First Time Buyer's property or Starter Home. Refurbishment will be required to bring this property back to life and make the most of what the property and location have to offer.

To the ground floor, there is a kitchen and lounge with stairs to the first floor, where a double bedroom and second room (nursery/office/dressing room) is located and a white, three piece family bathroom suite, with bath, sink and wc. Outside there is garden space and double garage and off street parking for 2 cars. The self contained garden is located to the rear of the garage and access is via the double garage.

## Location

The property is located close to the centre of the popular and picturesque town of Sevenoaks. The town offers a comprehensive range of educational, recreational and shopping facilities, together with a mainline station and within walking distance is Bat and Ball station with services to London Blackfriars, Charing Cross and London Victoria in approximately 35 minutes.

The A21 is easily accessible linking the M25 and other motorway networks, Gatwick, Heathrow, Stansted and City Airports, Bluewater shopping centre, the Channel Tunnel and both Ebbsfleet and Ashford International stations. Within a short distance there are a good selection of highly regarded state and private schools.

Knole Park, with approximately 1,000 acres of Parkland is close by and is one of the last remaining medieval deer parks.

## Ground Floor

**KITCHEN/DINER - 11' 9" x 9' 2" (3.6m x 2.8m)** Side entrance door leading into open plan kitchen with some wall and base units. Boiler fitted to wall. Window to the rear

**LOUNGE - 11' 9" x 9' 10" (3.6m x 3m)** Open plan from kitchen. Window to front. Radiator under stairs leading upstairs. Cupboard underneath stairs.

## First Floor

**MAIN BEDROOM - 11' 9" x 9' 10" (3.6m x 3m)** Stairs come up into main bedroom with balustrading to side. Window to front with radiator under. Ceiling rose.

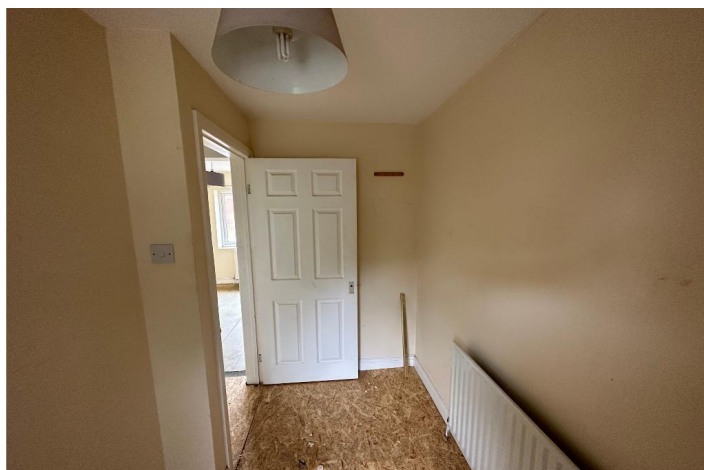


**NURSERY / OFFICE / DRESSING ROOM - 4' 11" x 9' 4"**  
**(1.5m x 2.86m)** Door into room. Radiator on side wall. Single window to front. Ceiling rose.

**BATHROOM - 5' 11" x 6' 6" (1.81m x 2m)** White bathroom suite. Bath with shower over and shower screen. Part tiled walls over bath. WC. Sink. Window to front. Radiator. Ceiling rose.

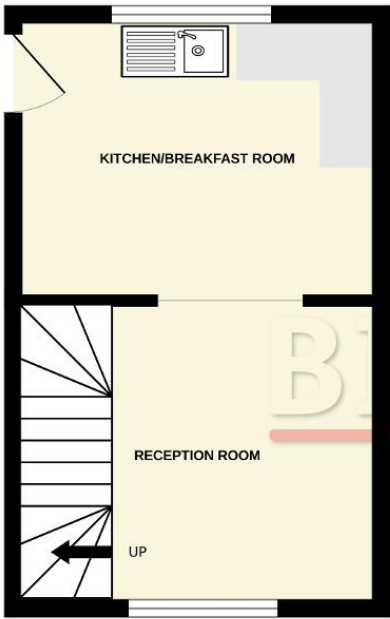
#### Exterior

**PARKING** - There is a parking space next to the property for one vehicle. Access is required to garage behind at all times.

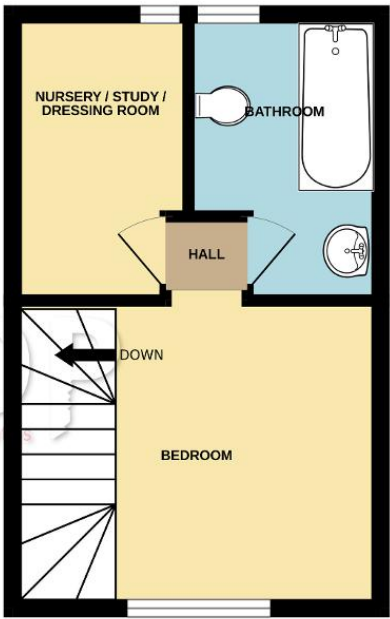




GROUND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



SELF CONTAINED ANNEXE WITH BONUS NURSERY

TOTAL FLOOR AREA : 495sq.ft. (46.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89  B
69-80	C		
55-68	D	70  C	
39-54	E		
21-38	F		
1-20	G		

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