

59 Grange Road, Sevenoaks







# 59 Grange Road, Sevenoaks TN13 2PQ

*Immaculate 2-bedroom maisonette with large private garden and parking*

## Accommodation Summary

- First floor maisonette with private entrance
  - 2 double bedrooms
  - Living/Dining Room
    - Kitchen
    - Utility room
  - Bathroom and separate cloakroom
    - Large south facing garden
  - Driveway with parking for 2 vehicles
- Walking distance of popular schools, mainline station, and town centre
  - No chain



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This fantastic property is ideally located being a short walk from sought after schools and within easy reach of Sevenoaks town centre and mainline station, with fast access into central London.

Set on the first floor its private front door is approached through a hedged archway leading you to the side with its own enclosed garden to the right.

As you step inside there is a useful utility room on the ground floor with space and plumbing for appliances.

Stairs lead you up to the first floor with a door opening into the hallway that links the rooms on both sides.

On the right is the living/dining room with a window flooding the space with light and a large eaves space offering plenty of storage.

Opposite, bedroom two is a generous double and also benefits from eaves storage space.

Along the hallway to the front is the bathroom, with a shower over the bath, and a separate cloakroom.

Next door the kitchen is bright and modern with contemporary tiles and dark work surfaces contrasting beautifully with cream units, top and bottom. Warm wooden effect flooring makes it a very welcoming space.

Bedroom one at the rear, also a double, enjoys garden views.

Outside there is a private garden to the side with lawned areas, a wooden shed and a raised wooden pergola seating area that provides perfect outdoor dining space in the summer months. There is off road parking for two cars too.

With spacious rooms, a private garden, parking for two cars and and a sought after location this home is a perfect investment purchase and would suit first time buyers, investors, and professionals alike. A must see!





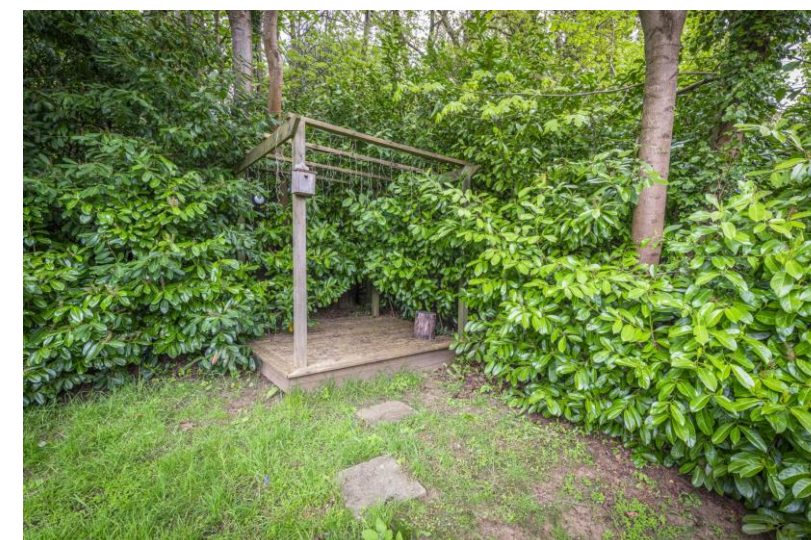
**General:**

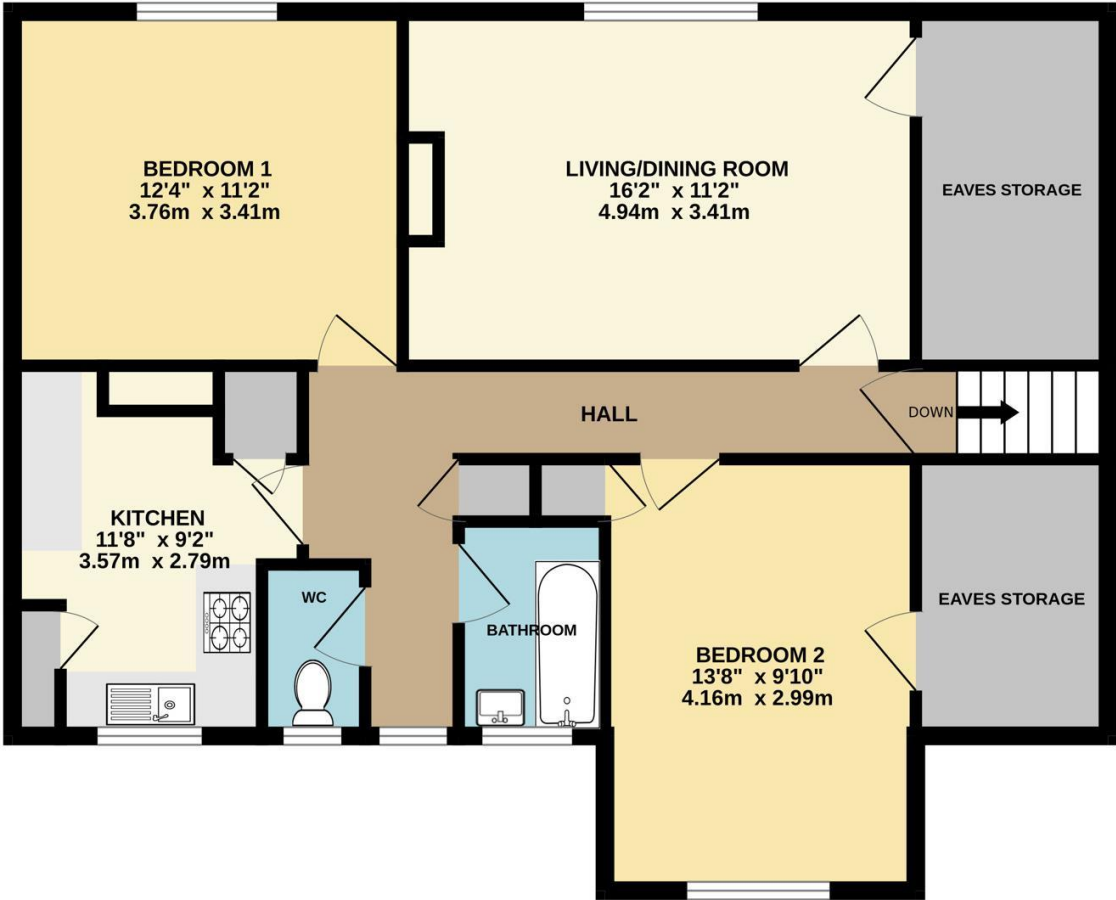
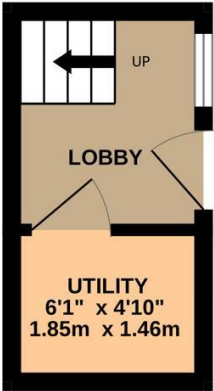
Tenure: Leasehold (lease currently being extended to 125 years)

Local authority: Sevenoaks District Council

Council Tax: Band C (£2,050.00)

EPC: C (74)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL APPROX AREA 85 SQ.M / 911 SQ.FT

TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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**Area information:** Sevenoaks, Kent

Situated in an excellent position in Sevenoaks, approximately a mile from the town centre and less than 2 miles from the station.

This home is only 1 mile to Sevenoaks School, which is a highly selective co-educational independent school in Sevenoaks. There is the added bonus of being just across the road from the National Trust's beautiful Knole Park, plus The New Beacon School over the road, and the Granville and Walthamstow Hall Schools are all within walking distance.

Sevenoaks is considered one of the most sought after locations to live in the UK with a short rail travel time to London (approximately 25 minutes), access to the national motorway network via the M25 at Junction 5, a charming town centre with a variety of shopping and leisure facilities and stunning local countryside.



