

Park Lane, Sevenoaks



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A charming detached three-bedroom house with well-appointed accommodation, private, sheltered gardens, off street parking, in a desirable, well-connected Sevenoaks location within striking distance of the town centre.

6 Park Lane is a beautifully presented family home with three double bedrooms and attractive décor and fittings, set in a desirable and convenient position. Outside, the property has white-rendered elevations, while inside, a neutral colour palette gives the accommodation a light and airy feel throughout. The property offers a well-balanced layout, with comfortable reception spaces and bedrooms arranged over two floors.

Upon entering, the welcoming reception hall has white-painted brickwork and exposed wooden flooring. The main reception room is the sitting room, which also has exposed wooden flooring, a brick feature fireplace and south-facing French doors opening to the gardens. The formal dining room provides space for family meals and entertaining or could be used as a further sitting room, depending on requirements. Adjoining the dining room, the kitchen has rustic wooden storage and shelving, a range cooker and space for the necessary home appliances, together with a breakfast table for informal dining. The arrangement provides a practical setting for both everyday family life and entertaining.

Upstairs, the three well-presented bedrooms each overlook the attractive gardens at the front of the house. Two of the bedrooms have built-in storage, while one also benefits from its own washbasin. The first floor also has a family bathroom with cupboard storage and an over-bath shower.

A gated entrance provides access to the house and offers plenty of parking, together with access to the detached garage and store. The sunny south-east-facing gardens feature an area of



lawn, a peaceful and sheltered patio area for al fresco dining, and border beds containing established shrubs, trees, hedgerows and colourful flowering perennials. The gardens provide a private and peaceful setting for outdoor enjoyment.

Location

The property is in a sought after residential area, moments from Sevenoaks' picturesque cricket ground, within easy reach of the town centre and Knole Park golf club and about half a mile from the mainline station. Sevenoaks provides a wide range of shopping, cultural and recreational facilities, together with rail services to London Cannon Street and Charing Cross in around 30-35 minutes. The A21 gives direct access to the M25 and wider motorway network, linking to Gatwick, Heathrow, Stansted and City Airports, Bluewater Shopping Centre, the Channel Tunnel and international stations at Ebbsfleet and Ashford.

The area is well served by schools, including the renowned Sevenoaks School, Walthamstow Hall, and Radnor House, alongside highly regarded grammar schools such as The Judd School, Tonbridge Grammar School, Weald of Kent Grammar School and Tunbridge Wells Grammar School for Boys. Knole Park, with approximately 1,000 acres of historic parkland and one of the last remaining medieval deer parks, lies very close by.

Postcode region: TN13

General

Local Authority: Sevenoaks
Services: All mains including gas
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>

1,507 sq ft (140 sq m)
Close to town & station
Off street parking
Three double bedrooms
Sheltered garden
Freehold | Sevenoaks

Guide price £1,300,000

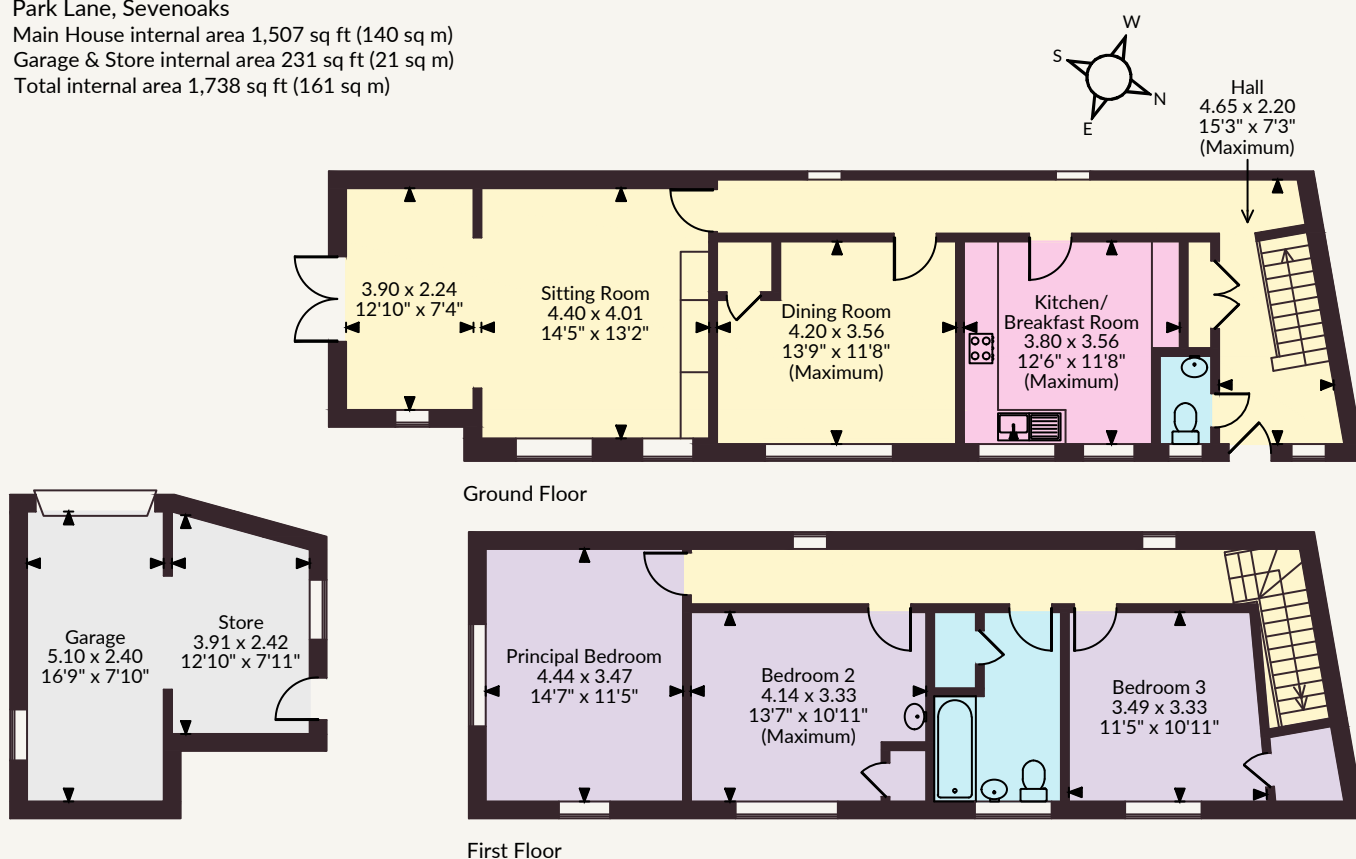


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Main House internal area 1,507 sq ft (140 sq m)

Garage & Store internal area 231 sq ft (21 sq m)

Total internal area 1,738 sq ft (161 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Sevenoaks

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