



**The Rise
Sevenoaks
TN13**



A three bedroom house for sale with planning.



Freehold



Located on a popular road in south Sevenoaks this property offers an exciting opportunity with full planning permission to either extend (19/03290/HOUSE) or demolish and rebuild (19/03289/FUL) to create a wonderful five bedroom family home.

The existing three bedroom property is also of good size and proportions. The front door opens into an entrance porch with separate w.c. The spacious entrance hall provides access to the kitchen and principle reception rooms. The kitchen has been fitted with an attractive range of wall and base units along with a selection of integrated appliances. Leading off the kitchen is a useful passageway providing access to the garden at the rear.



The dining and sitting room is open plan and provides a versatile and spacious room for entertaining. The conservatory can be accessed via double doors with direct access to the rear garden. The separate family room completes the accommodation on the ground floor.

On the first floor there is a master bedroom with fitted wardrobes along with two further bedrooms also with fitted wardrobes. The bedrooms are served by a bathroom and a separate shower room.

Externally the property is set back from the road and is approached over a driveway with parking for several cars along with an attached single garage. To the rear of the property is a flat garden mostly laid to lawn with hedging and fencing along the borders along with a mature tree and shrubs. There is also a useful studio room in the garden with additional storage space and electricity.



*Sevenoaks High Street 1.2 miles,
Sevenoaks station 1.9 miles,
A21 (Morley's Roundabout) 1.8 miles,
Tonbridge 6.1 miles.
(All distances approximate)*

Approximate Gross Internal Floor Area
168.4 sq m/1,812 sq ft (including garage
Outbuilding 30.1 sqm 323 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



Situation

The property is situated along a sought-after residential road on the popular south side of Sevenoaks and convenient for Knole Park.

The High Street is 1.2 miles with its excellent range of shops, restaurants and supermarkets. The house is very well-placed for internationally renowned Sevenoaks School, together with Solefields, New Beacon, Lady Boswell's and Weald of Kent to name a few.

The A21 at Morley's Roundabout is 1.8 miles providing links to the national motorway network.

Sevenoaks station with its mainline links to London Bridge, Waterloo East and Charing Cross is 1.9 miles.

There are excellent leisure facilities in the vicinity including golf at Knole and Nizels, cricket at The Vine and tennis at Hollybush.

Services

All mains services.

Local Authority

Sevenoaks District Council

Directions

From Sevenoaks Town centre proceed south on the A225 passing Sevenoaks School on the left and taking the third turning on the right onto The Rise. Proceed for approximately 0.5 of a mile and the property will be found on the right.

Postcode

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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [November 2020], Photographs and videos dated [November 2020].

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