

# Serpentine Court, Sevenoaks

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# Serpentine Court, Sevenoaks

A detached four bedroom family house, conveniently located for both Sevenoaks station (1.2 miles) and the High Street (0.9 miles). The property provides spacious and well-proportioned accommodation arranged over two floors and a beautiful south-facing garden, offered with no onward chain. Benefitting from triple-glazed windows throughout, updated family bathroom and en suite and excellent potential to extend (stp) if desired.

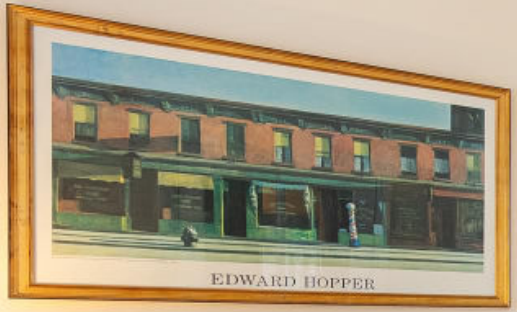


**Tenure:** Freehold

**Local authority:** Sevenoaks District Council

**Council tax band:** G

**Services:** All mains services



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## The Property

The property is set within a private close of just five houses, at the end of Serpentine Road and is approached across a tarmac driveway to the front providing parking and leading to the detached double garage. An inviting and spacious entrance hallway leads through to the principal reception rooms with a dual-aspect sitting room with windows to the front and a patio door opening onto the excellent south-facing rear garden. There is an adjoining dining room, also with an aspect facing out onto the garden. The dual kitchen/breakfast room is spacious and is equipped with a generous range of wall and base units, a new double eye-level oven, dishwasher and an inset gas hob, plenty of worktop space, and room for a freestanding fridge/freezer. From the hallway is a separate utility room, from which leads a door out to the side and into the rear garden. Completing the ground floor is a useful and spacious separate study overlooking the front and a handy downstairs w.c. with stairs leading to the first floor.

Upstairs the well-proportioned accommodation continues with the principal bedroom benefiting from windows overlooking the garden, a generous amount of fitted wardrobe cupboards and a refitted en suite bathroom equipped with Aqualisa shower and jet bath. There are a further two double bedrooms and a fourth single bedroom. From the landing, there is also an airing cupboard and the family bathroom, which has also been updated and fitted with an Aqualisa shower over the bath. A loft hatch with drop-down ladder provides easy access to a boarded loft which also contains the pressurised hot water tank.

## Gardens and Grounds

Outside the rear garden is a wonderful feature of this property. It enjoys a private southerly aspect with attractive and well-stocked planted beds, an area laid to lawn and a large paved patio area across the rear of the property. There is side access back to the front garden with a further area laid to lawn and useful space behind the garage to store bins. The detached double garage has a personal door to the side and has power, lighting and a pitched roof, providing further storage.



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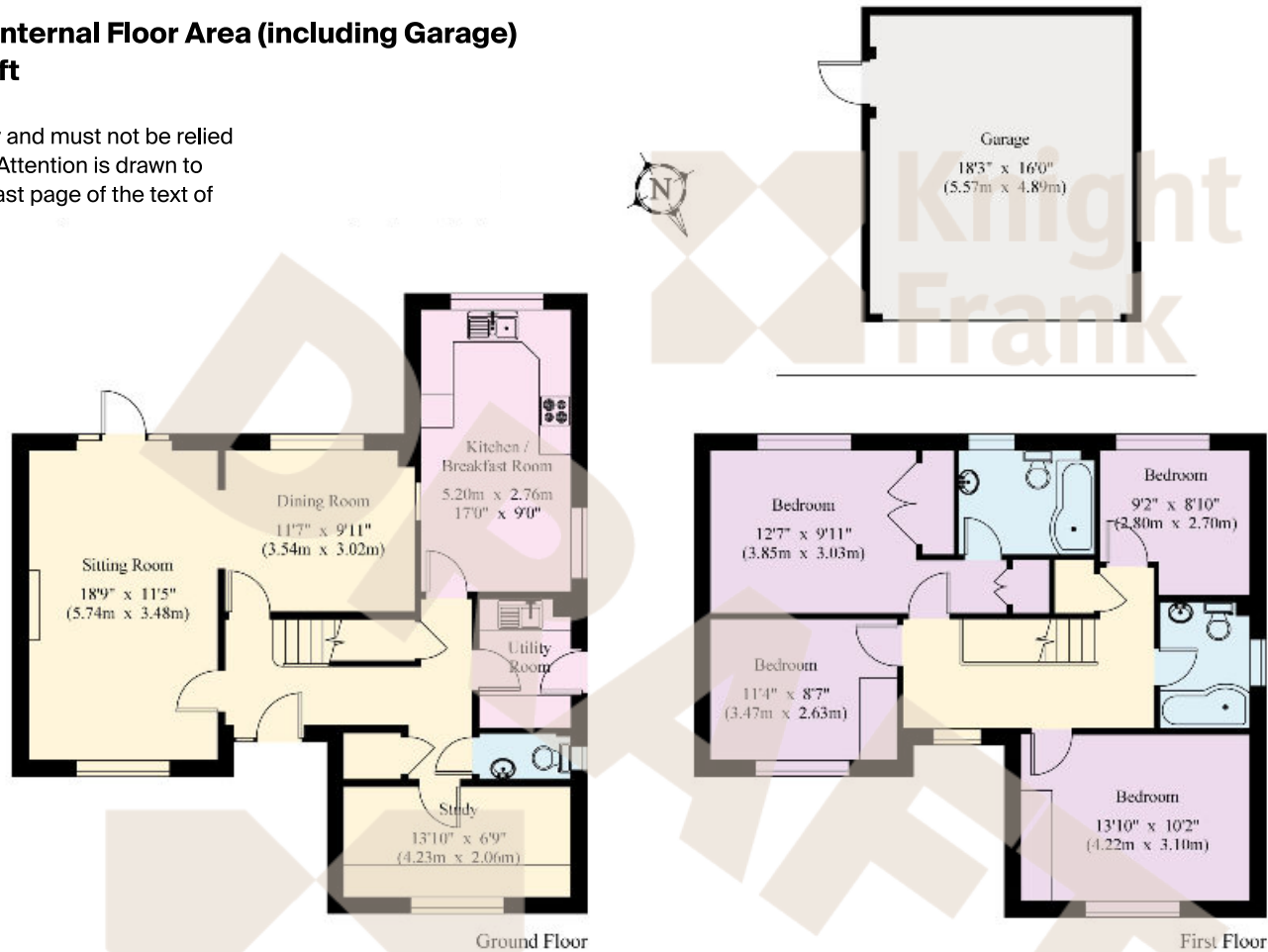
## Situation

The property is situated in a much sought after and convenient central Sevenoaks location. Serpentine Court is a cul-de-sac of five detached properties just off from Vine Court Road, Seal Hollow Road and Holly Bush recreational ground, Sevenoaks station is 1.2 miles away, with mainline links to London Bridge, London Charing Cross and London Canon Street. The M25 (Jct 5) is just over 3 miles away, with its links to the international airports of Gatwick and Heathrow. The house is well placed for Sevenoaks High Street, just under 1 mile from the property, with its range of shops, restaurants and leisure facilities including Sevenoaks Leisure Centre. There are numerous excellent schools in the area both private and state including Weald of Kent Grammar, Tunbridge Wells Grammar School For Boys and Trinity School all 0.6 miles away.



## Approximate Gross Internal Floor Area (including Garage) 170.5 sq m / 1834 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.



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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 March 2024. Photographs and videos dated March 2024.

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