



Amherst Road

Sevenoaks



**Knight
Frank**

A meticulously renovated Edwardian semi-detached property boasting modern living spaces finished to an exceptional standard, located in a highly sought after central Sevenoaks location.

Sevenoaks High Street 1.0 mile
Sevenoaks station 0.9 mile
Junction 5 M25 2.6 miles
(All distances approximate).



3



1



2

Summary of accommodation

The House

Ground floor: Sitting room | Family room | Kitchen/dining room | WC

First floor: Two bedrooms | Family bathroom

Second floor: Bedroom

Outside

Garden | Outbuilding



Situation

Times and distances are approximate.

The property is situated in a highly sought after area in Sevenoaks TN13.



Sevenoaks mainline railway station offers an express service directly into London Bridge & Charing Cross and is under 1.0 mile from the property.



Sevenoaks High Street offering a large range of shops, bars, restaurants, and a Waitrose supermarket, Knole Park and a popular leisure centre is just 1.0 mile away.



There are numerous excellent schools in Sevenoaks but the house is very well placed for Sevenoaks Primary School, Lady Boswell's C of E Primary School, Walthamstow Hall Junior School, The Granville and Knole Academy.



The House

The property further benefits from a charming, established garden with a versatile garden room and off-road parking at the front. The impressive kitchen features underfloor heating and is well-equipped with an array of wall and base units, granite countertops, a range-style cooker, and integrated appliances. A stylish island includes a butler sink and additional cabinetry. The breakfast area is brightened by a skylight and sliding doors leading to the rear terrace.

The family room boasts original parquet flooring, built-in storage cupboards, and a log-burning stove with an attractive brick surround. At the front of the home, the separate sitting room continues the parquet flooring from the hallway and features an elegant bay window, a second log-burning stove, and alcove storage. A convenient cloakroom with W/C is also located under the stairs.

On the first floor, two spacious bedrooms are served by a recently renovated, stylish family bathroom with a roll-top bath and separate shower. A staircase leads to the second floor, where a third bedroom or office space awaits, complete with skylights and access to the eaves.



Gardens and Grounds

Outside, a generous paved area at the front offers off-road parking for two vehicles. The rear garden is mainly laid to lawn, bordered by established, well-stocked flowerbeds that provide year-round interest. A delightful paved patio spans the rear of the property. At the far end of the garden, a timber garden room with power provides additional space for use as a home office or summerhouse, and a shed is located just behind it.

Property Information

Tenure: Freehold.

Local Authority: Sevenoaks District Council

Council Tax: Band E

EPC: C

Postcode: TN13 3LS

Viewing: Strictly by appointment through Knight Frank.



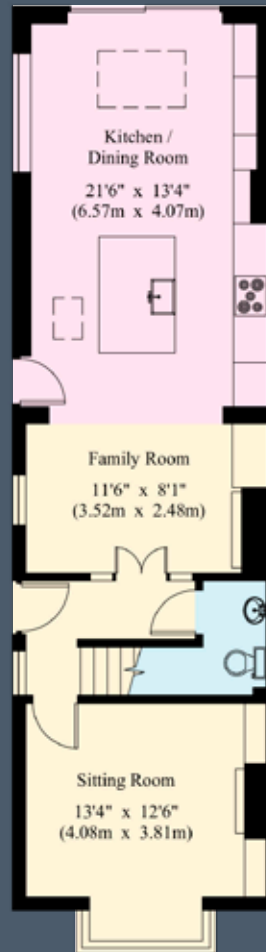
Approximate Gross Internal Floor Area

Main House: 126.1 sq.m / 1,357 sq.ft

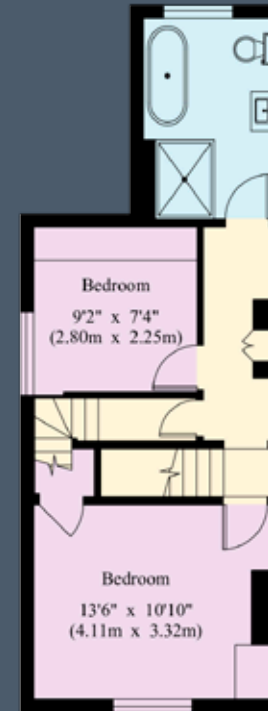
Outbuilding: 9.5 sq.m / 102 sq.ft

Total Area: 135.6 sq.m / 1,459 sq.ft

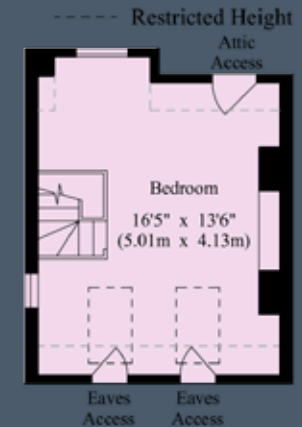
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

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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 2024. Photographs and videos dated November 2024.

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