

**£435,000**

Little Wood, Sevenoaks, Kent, TN13 3RL



## Features

- CONTEMPORARY REFIRBISHMENT
- END OF TERRACE HOME
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- 10 MINUTE WALK TO BAT AND BALL STATION
- 5 MINUTE DRIVE TO

A newly refurbished and well-proportioned two double bedroom, terraced house located on Little Wood in Sevenoaks, a 10-minute walk to Bat and Ball station, 25 minutes walk to Sevenoaks mainline station, and 20 minutes walk from Sevenoaks town centre. The property benefits from an open-plan kitchen/dining room, a spacious sitting room and a generous rear garden. To the first floor, there are two double bedrooms and a family bathroom. We think this property would make for a fantastic first time or investment purchase. A viewing comes highly recommended. Call us now for more information, we are \*Open 8 am - 8 pm 7 Days a Week\*

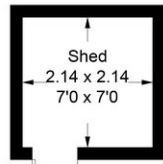
## Sevenoaks

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estate agency evolved

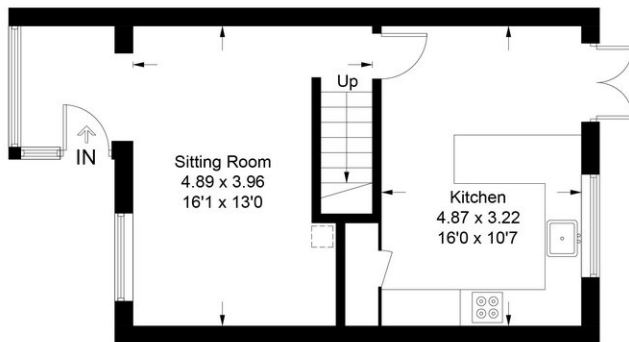
# FLOORPLAN

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft  
 Shed = 4.6 sq m / 49 sq ft  
 Total = 81.7 sq m / 879 sq ft

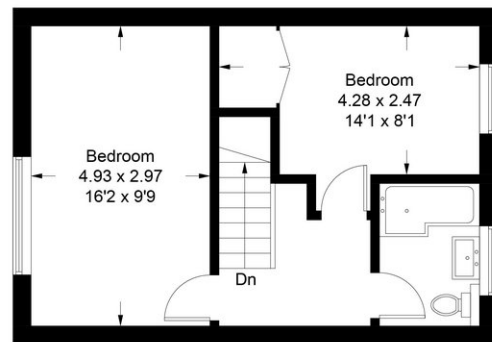


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1106583)  
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# EPCs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	57	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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