



Legg & Co
SALES AND LETTINGS

The Green |
Sevenoaks | TN13

OPEN HOUSE BY APPOINTMENT ONLY 26TH MARCH | SPACIOUS ACCOMMODATION | PRIVATE GARDEN | OVERLOOKING THE GREEN | AMPLE ON STREET PARKING | VERY WELL PRESENTED

Guide Price £550,000 | Freehold

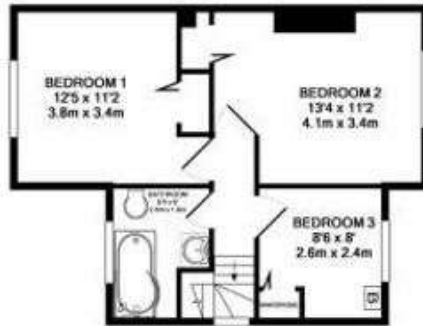
Legg & Co are delighted to offer for sale this very well presented, spacious semi detached house in Sevenoaks. Located in a quiet, elevated position overlooking the green to the front of this popular residential area, the property is within easy reach of a number of excellent local schools, train stations and Sevenoaks town centre. The accommodation comprises large entrance hallway, large sitting room through to study area which in the past was sectioned off to create a fourth bedroom, open plan kitchen into breakfast area, a superb sized conservatory and downstairs WC. Upstairs there is a large Master bedroom, further double bedroom and single bedroom all with fitted cupboards. The family bathroom has been recently upgraded and has a modern three piece suite. The low maintenance garden can be accessed from both the sitting room and conservatory, there are two areas of patio and grassed area, the garden is very private and enclosed. To the front there is ample on street parking available and direct access onto the green.







GROUND FLOOR
APPROX. FLOOR
AREA 770 SQ.FT.
(71.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 621 SQ.FT.
(57.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1191 SQ.FT. (110.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan ©2010



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Legg & Co Property Limited

Riverside House, River Lawn Road, Tonbridge, Kent, TN9
01732 355049 | info@leggandco.com | www.leggandco.com

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

