



Legg & Co
SALES AND LETTINGS

**Hurst Way | Sevenoaks
Kent | TN13**

Semi Detached | Stunning Kitchen Diner | Potential to be 5 Bedrooms | Off Road Parking | Excellent Sevenoaks Location | Flexible Accommodation

Asking price of £725,000 | Freehold

Legg & Co are absolutely delighted to bring this stunning family home to the market. Nestled in a cul de sac within a stone's throw from historic Knole Park and Sevenoaks School, one of the most prestigious schools in the country. The current owners have thoughtfully extended the property and the accommodation on offer is as much generous as it is flexible. Currently there are 3 principle bedrooms however should you need further space for family or guests you will find a further 2 rooms on the ground floor that would fulfil that requirement. Alternatively, you have the space for a home office, family room or play room. The beautiful Kitchen Diner with superb Roof Lantern leads to the Living Room offering the perfect modern open plan living space a family would need. The Kitchen has a full range of integrated appliances including Induction Hob, Double Oven, Full height Fridge/Freezer and Dishwasher. The ground floor also provides a Shower Room leading to the Utility Area with space for tumble dryer, plumbing for washing machine, stainless steel single sink and built in Larder Cupboard. The first floor offers you 3 bedrooms and the Family Bathroom. Externally the Rear Garden accessed via the Kitchen Diner offers a perfect place for outside entertaining in the summer months, make the most of the sunshine on the patio area. The remainder of the garden is laid to lawn with planters and rear access to the garage. In addition to the off road parking to the rear of the property you can also utilise the front of the property to allow parking for further vehicles, there is also a side access gate, security lights and outside tap.







Garage
Approximate Floor Area
153.70 SQ.FT.
(14.28 SQ.M.)

Ground Floor
Approximate Floor Area
879.19 SQ.FT.
(81.68 SQ.M.)

First Floor
Approximate Floor Area
420.11 SQ.FT.
(39.03 SQ.M.)

TOTAL APPROX FLOOR AREA 1453.02 SQ. FT / 134.99 SQ. M
For Identification Purposes Only.



Legg & Co Property Limited

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		B4
(66-80)	C	75	
(55-65)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC