




22 Amherst Place

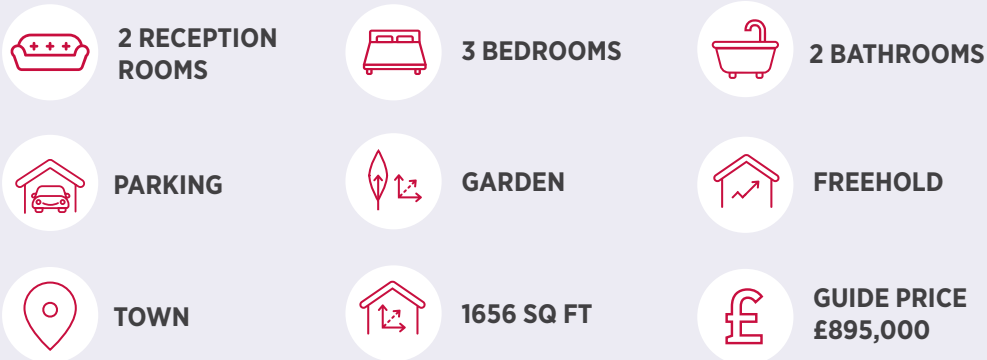
Sevenoaks

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A well presented three bedroom mid-terrace family home in a quiet no-through road near to local amenities

A contemporary terraced family home with neutrally decorated interiors and modern fixtures and fittings. The property benefits from private parking for 2 cars and an enclosed rear garden with multiple split-level seating and dining areas. It is ideally located in an exclusive development near to the town centre and within striking distance of Sevenoaks station.



The property

Forming part of an exclusive development, 22 Amherst Place is an attractive red brick family home offering almost 1,700 sq. ft. of light-filled flexible accommodation arranged over three floors. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming wooden-floored reception hall with useful storage and modern cloakroom. It leads to a spacious rear aspect kitchen/dining room with a range of contemporary wall and base units, complementary worktops, modern integrated appliances, a dining room with French doors to the rear terrace, and a separate walk-in pantry. To the front is a generous fitted utility room with a range of high-gloss wall and base units and a door to a useful integral store.

On the first floor the property offers a spacious south facing front aspect sitting room with exposed wooden flooring and plantation style window shutters, a generous double bedroom with built-in storage, currently configured as a study, together with a useful second cloakroom.

The second floor is dedicated to the property's two remaining double bedrooms, the principal with wooden flooring, built-in storage and contemporary en suite shower room. The second large bedroom could easily be divided to create two smaller rooms if required. There is a modern family bathroom on this floor. Plantation style window shutters are fitted to all windows on the two upper floors.

Outside

Having plenty of kerb appeal, the property is approached over a low maintenance block-paved forecourt providing private parking for two cars and giving access to the integral store and utility room beyond. The enclosed garden to the rear features a decked terrace area and steps rising to two further decked seating areas, the whole ideal for entertaining and al fresco dining.



Location

Nearby Riverhead village has a pharmacy, restaurants, butcher, pub, church, library, convenience store, local shops and a Tesco superstore nearby. Sevenoaks provides a comprehensive selection of shops, restaurants and supermarkets including Waitrose, together with social and recreational activities including a theatre, cinema, library, leisure centre, cafés and Knole Park. There is also golf at Knole and Wildernesse and cricket at The Vine. Sevenoaks mainline station (0.8 mile) offers speedy rail services to London Bridge 28 minutes, London Charing Cross 35 minutes, and the property also enjoys excellent links to the motorway network via the A21, A25 and M25 for London and the coast. Cross-channel connections are approximately 1 hour away.

The area offers a wide range of state and private schooling.

Primary Schools: Riverhead Infants and Amherst School & Lady Boswell's CofE.

Secondary Schools: Weald of Kent, Tunbridge Wells Boys Grammar, Knole Academy, together with a good selection of independent schools, including Sevenoaks, The Granville, Walthamstow Hall, The New Beacon and Solefield.



Distances

- Sevenoaks 1.4 miles
- Tunbridge Wells 15.1 miles
- London Gatwick Airport 23.7 miles
- Central London 32.6 miles

Nearby Stations

- Sevenoaks

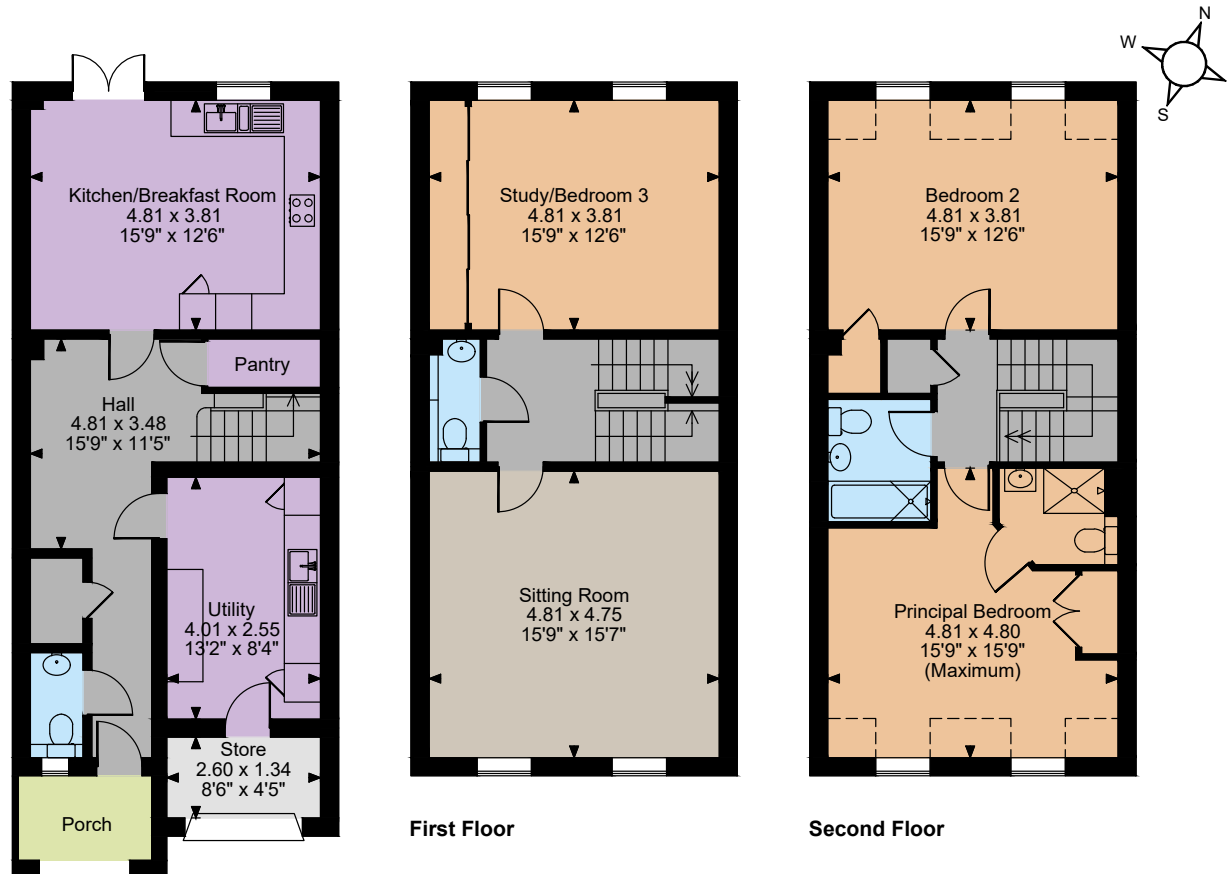
Key Locations

- Sevenoaks Library, Museum & Art Gallery
- Knole House (National Trust)
- Chartwell (National Trust)
- Sevenoaks Wildlife Reserve
- Ightham Mote (National Trust)
- Hever Castle
- Sissinghurst (National Trust)

Nearby Schools

- Riverhead Infants' School
- Amherst School
- Sevenoaks School
- The Granville School
- Knole Academy
- Dunton Green Primary School
- Sevenoaks Primary School
- St. Thomas' Catholic Primary School
- The New Beacon School
- Chevening, St. Botolph's CofE Primary School
- Walthamstow Hall
- Lady Boswell's CofE Primary School
- St. John's CofE Primary School
- Solefield School





Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8632439/SS

Floorplans

Main House internal area 1,656 sq ft (154 sq m)

Total internal area 1,656 sq ft (154 sq m)

For identification purposes only.

Directions

TN13 3BT

///what3words react.wants.seated - brings you to the driveway

General

Local Authority: Sevenoaks District Council

Services: Mains water, gas, electricity, drainage.

Mobile and Broadband checker: Information can be found here: <https://checker.ofcom.org.uk/engb/mobile-coverage>

Council Tax: Band F

EPC Rating: B

Fixtures and Fittings: TBC

Annual service charge of approximately £230

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

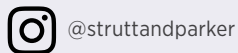
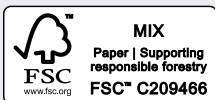
Sevenoaks

15 Bank Street, Sevenoaks, Kent TN13 1UW

01732 459900

sevenoaks@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.

