

97 Hillingdon Avenue, Sevenoaks, TN13 3QT

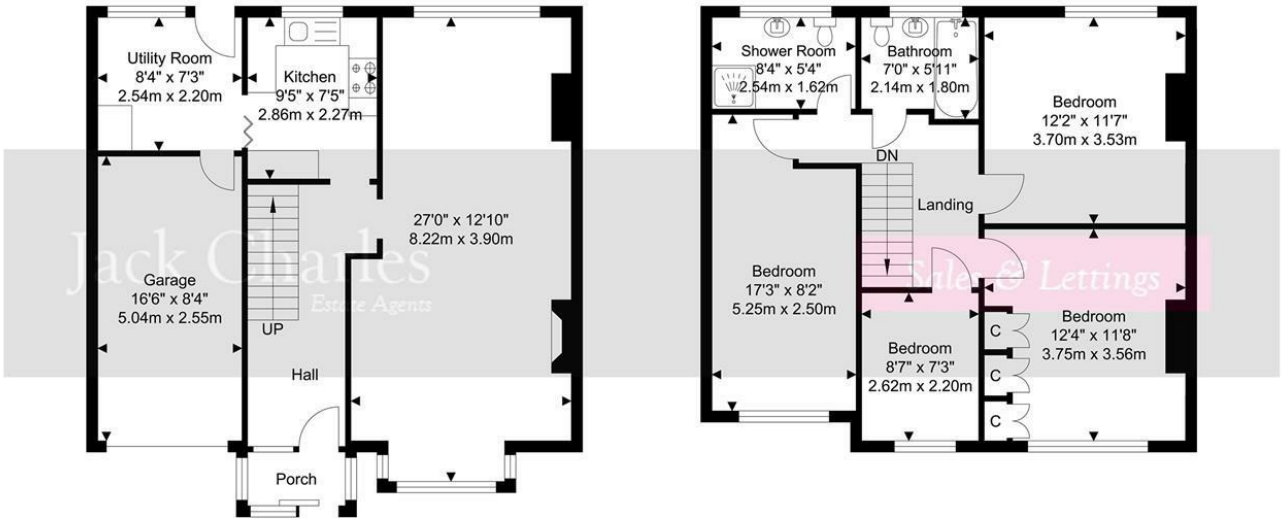
Guide Price £650,000

Jack Charles
Estate Agents

Sales & Lettings

- Four Bedrooms
- Two Bathrooms
- Living / Dining Room
- Kitchen
- Utility Room
- Generous Garden
- Driveway
- Garage
- Close to Town Centre and ML Station

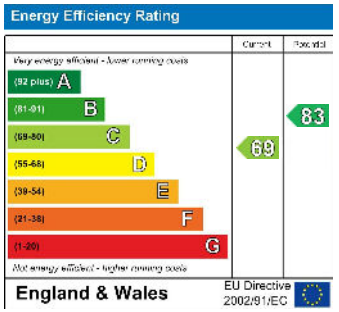
FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Ground Floor
Approximate Floor Area
713.86 SQ.FT.
(66.32 SQ.M.)

First Floor
Approximate Floor Area
661.44 SQ.FT.
(61.45 SQ.M.)

TOTAL APPROX FLOOR AREA 1375.30 SQ.FT. (127.77 SQ. M.)
For Identification Purposes Only.



Important Notice:
These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are pleased to offer this spacious four bedroom semi detached house on the sought after Hillingdon Avenue, Sevenoaks. The property offers well-balanced accommodation with a large, bright modern living/dining room featuring electric Roman blinds, and newly installed insulated engineered wood flooring throughout both floors.

The house benefits from two modern bathrooms and a large attached garage, which offers potential for conversion into a fifth bedroom, subject to the necessary consents. There is also excellent scope for further extension.

Externally, the property features a large, private, south-facing rear garden measuring approximately 32m x 10m, with a patio area, spacious lawn, and two sheds to the rear. To the front, there is a large driveway providing parking for multiple vehicles, along with pleasant open views onto woodland.

The location is a standout feature, with two highly regarded grammar schools (boys' and girls') and a well-rated secondary school just 200 metres from the house. The property is also within catchment for good and outstanding primary schools. The area is known for being safe, low-crime, and well-supported by friendly neighbours.

This is an excellent family home in a prime Sevenoaks location, offering space, potential, and strong schooling options.

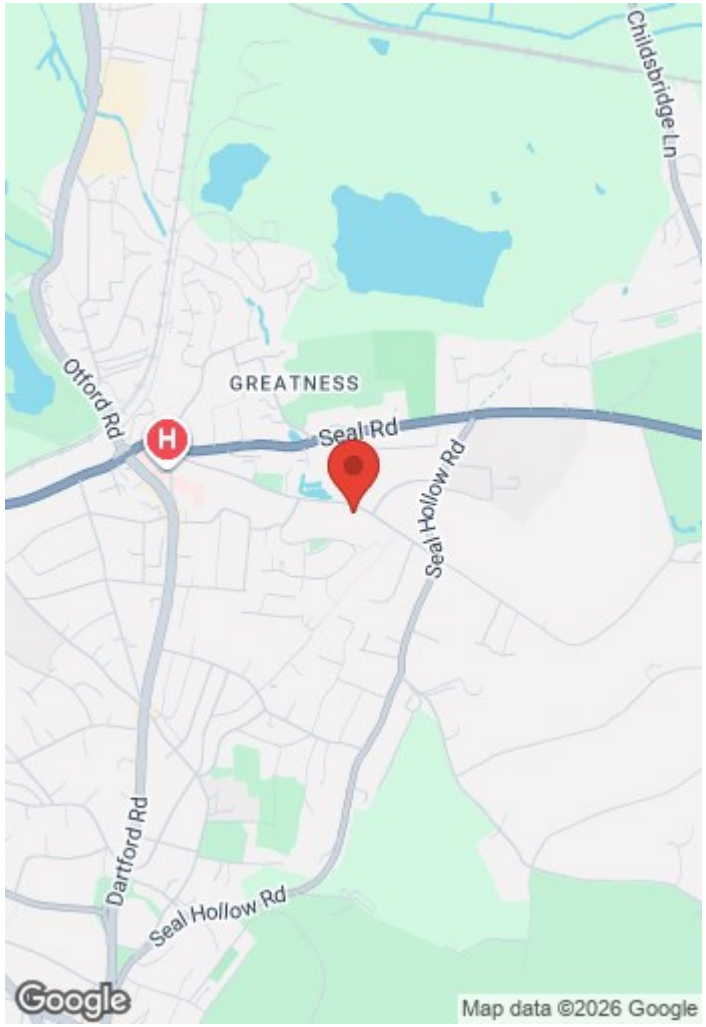
Sevenoaks

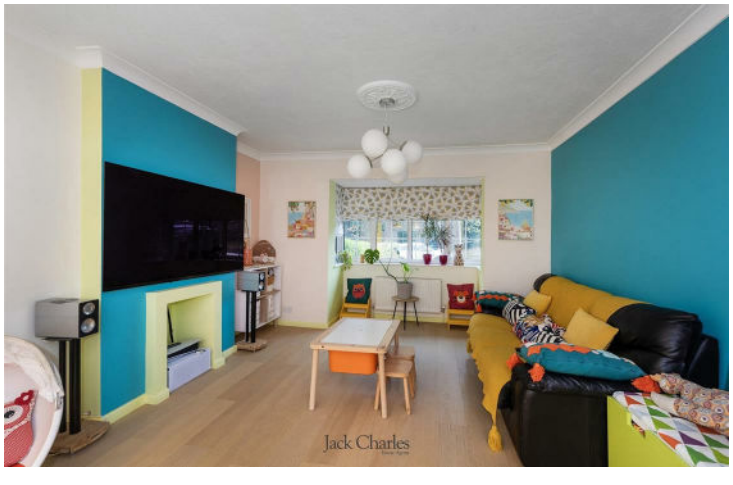
This property is ideally located within easy reach of the historic Vine, Knole Park and the High Street and just over a mile from the mainline station. Sevenoaks is now considered to be one of the most sought-after locations to live in the UK with a charming town centre offering a variety of restaurants, services and shops including many independent boutiques and both Marks & Spencer and Waitrose stores.

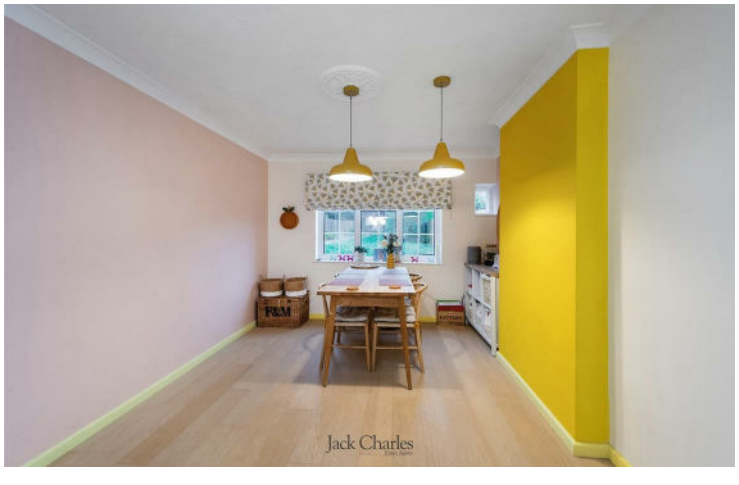
The Stag Community Arts Centre offers a rich and varied calendar. Knole is on the eastern edge of Sevenoaks. This stunning 600-year-old stately National Trust home combines numerous historic treasures and a 1,000-acre deer park. There are excellent leisure and sporting facilities in and around the area. The nearby Sevenoaks Leisure Centre offers an excellent gym and pool and there is a selection of private health clubs and golf clubs.

There are excellent links for the commuter. London is accessible by rail from under 30 minutes with regular services to London Bridge/Waterloo East/Charing Cross as well as Cannon Street and Blackfriars. There is also access to the national motorway network via the M25 at Junction 5.

There is an excellent selection of private and state schooling in the area including several outstanding primary schools, notably Lady Boswell's less than half a mile away. The range includes: Weald of Kent Grammar - Sevenoaks Annexe, Judd Boys Grammar in Tonbridge, Weald of Kent and Tonbridge Girls Grammar in Tonbridge, Knole Academy and The Trinity School in Sevenoaks and Skinners' School, Tunbridge Wells. The Independent Schools include : Walthamstow Hall, Solefields, Sevenoaks Prep, Granville, New Beacon, St Michael's, Russell House, Sevenoaks School and Radnor House.





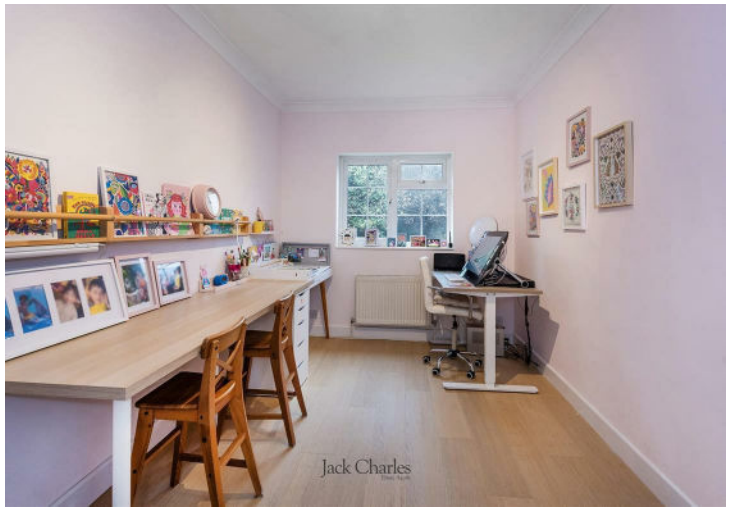












Jack Charles

Estate Agents

Sales & Lettings

191 High Street
Tonbridge
Kent TN9 1BX
Tel: (01732) 75 75 80

6 London Road
Tunbridge Wells
Kent TN1 1DQ
Tel: (01892) 621 721

30 London Road
Sevenoaks
Kent TN13 1AP
Tel: (01732) 678 678

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk







