





**3 The Mews Hitchen Hatch Lane, Sevenoaks, Kent TN13 3BQ**  
**£450,000 - Share of Freehold**



## PROPERTY DESCRIPTION

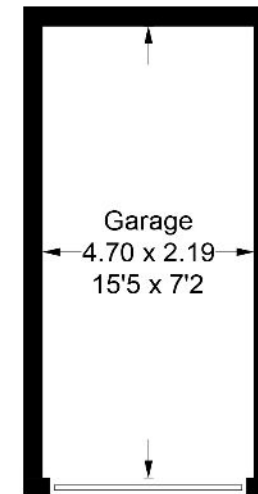
A simply stunning two bedroom converted coach house located in a highly sought after location in central Sevenoaks, less than a minute walk from Sevenoaks mainline station. The property has undergone recent renovation and benefits from a well-presented open plan sitting/dining room, two good sized bedrooms with built-in storage, allocated parking and a garage. We think this wonderful property will suit those looking for a convenient home with a contemporary finish that's near to amenities and a short walk to Sevenoaks railway station and town centre. Viewings are highly encouraged to appreciate this excellent home. Call us now for more information, we are \*Open 8 am - 8 pm, 7 Days a Week\*

## POINTS OF INTEREST

- First Floor Mansionette
- Two Bedrooms
- Bathroom
- Allocated Parking & Garage
- Sevenoaks Station 0.1 Miles



Approximate Gross Internal Area = 69.3 sq m / 746 sq ft  
 Garage = 10.3 sq m / 111 sq ft  
 Total = 79.6 sq m / 857 sq ft



(Not Shown In Actual Location / Orientation)

## 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. (ID709124)

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

|  |  |    |    |
|--|--|----|----|
|  |  | 67 | 78 |
|--|--|----|----|