





**4a Holyoake Terrace, Sevenoaks, Kent TN13 1PA**  
**£450,000 - Freehold**



## PROPERTY DESCRIPTION

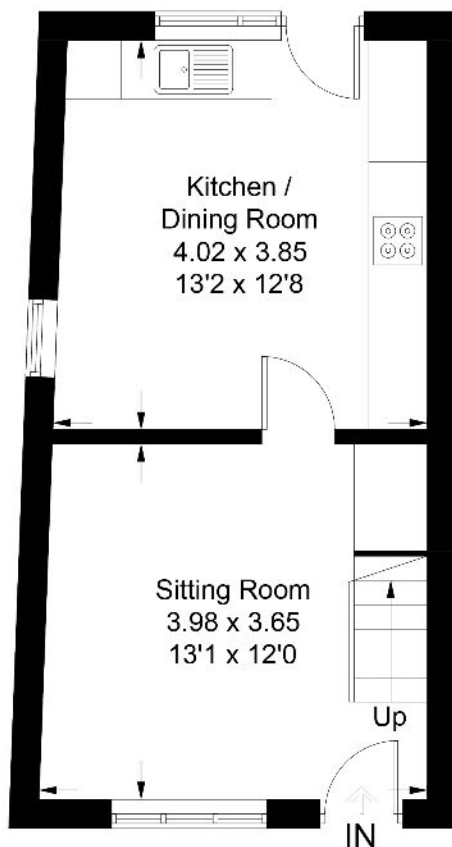
GUIDE PRICE £450,000 - £465,000. A stunning two bedroom Semi-detached period property located a two-minute walk from Sevenoaks railway station and set in a prestigious and highly sought after private road in TN13. The property benefits from a great-sized modern kitchen, a well-presented rear garden and an allocated parking space. Call us now for more information, we are \*Open 8 am - 8 pm 7 Days a Week\*

## POINTS OF INTEREST

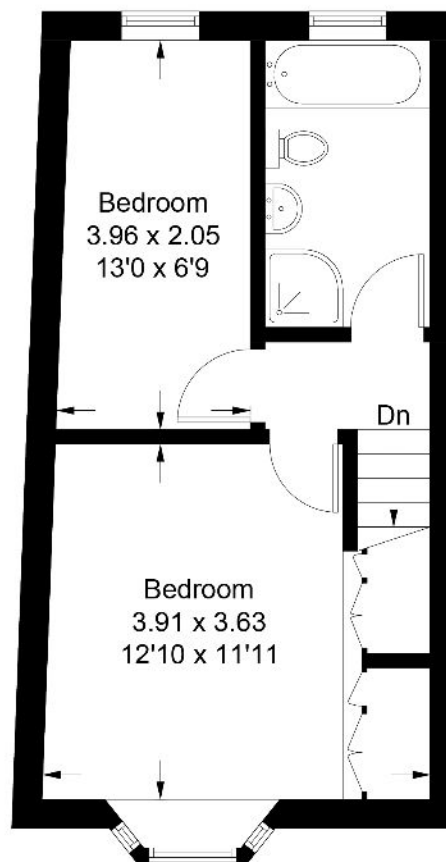
- Edwardian Semi-Detached House
- Two Bedrooms
- Allocated Parking
- Family Bathroom
- Sevenoaks Station 2 minutes walk



Approximate Gross Internal Area = 60.2 sq m / 648 sq ft



**Ground Floor**



**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. (ID825665)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		91
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		64
(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			