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estate agency evolved





**35 St James's Road, Sevenoaks, Kent TN13 3NG**  
**£850,000 - Freehold**





## PROPERTY DESCRIPTION

An exceptionally well-presented and designed three-bedroom semi-detached house located on a highly sought-after private road in TN13. Located just over a mile away from Sevenoaks Station and Sevenoaks Town along with its many highly regarded schools. The property has been artistically renovated and crafted by the current owners who have integrated reclaimed and vintage materials to create a truly unique, contemporary, and beautiful property. The property boasts a superb kitchen/dining/sitting room with bi-fold doors, a porch, and downstairs shower room, three double bedrooms, a modern bathroom, a mature garden, and a garage as well as further off-street parking. Viewings are advised to fully appreciate this property. Call us now for more information, we are \*Open 8am - 8pm 7 Days a Week\*

## POINTS OF INTEREST

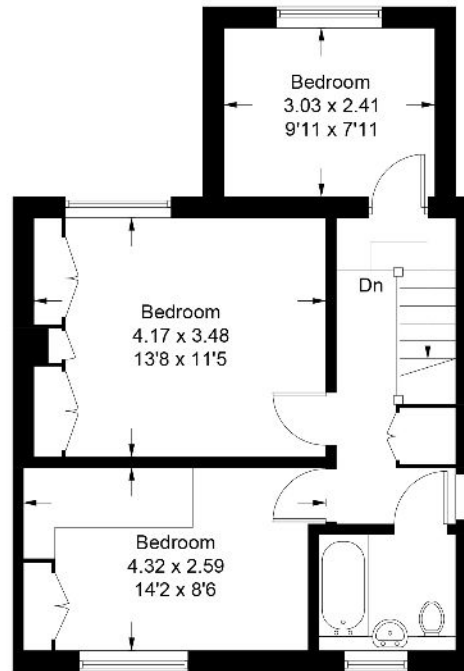
- SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS.
- OFF STREET PARKING & GARAGE
- BAT & BALL 7 MINUTES WALK



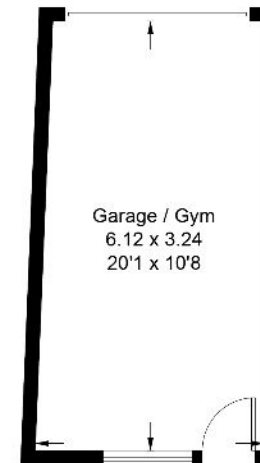
Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft  
 Garage /Gym = 19.1 sq m / 205 sq ft  
 Total = 118.2 sq m / 1272 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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. (ID856956)

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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>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		67
(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			