



REAR VIEW

87 The Moor Road, Sevenoaks, Kent TN14 5ED  
Guide Price £450,000 Freehold

When experience counts...

est. 1828  
**bracketts**



Bracketts are delighted to offer for sale this very well presented property located under half a mile away from Bat and Ball station.

This three bedroom house offers spacious and modern accommodation comprising of entrance porch, large sitting room with square bay window and chimney breast. Recently renovated open plan kitchen / dining space with ample storage and space for appliances. To the first floor there is the principal bedroom with three fitted double wardrobes, second double bedroom and a single bedroom with overstairs storage. The new bathroom is a three-piece suite with shower over the bath. Externally, the property boasts a low maintenance front garden, large south-facing rear garden predominantly laid to lawn, composite decking area with overhead cover. Door to single garage and private parking space.

- 3 Bedroom House
- Garage and Parking
- Modern Presentation
- Front and Rear Gardens
- South Facing
- Open Plan Kitchen / Dining Room
- Popular Location







## LOCATION:

This property is positioned on a no-through road, close to local amenities, with Sevenoaks town centre nearby providing a comprehensive range of shopping facilities, together with a cinema/theatre complex, cafés, restaurants, leisure centre and library.

Supermarkets, child care and Bat and Ball station are just a short walk away with direct links into London and Sevenoaks mainline station (Cannon Street and Charing Cross reached in approximately thirty minutes) and useful motorway links are within a short drive.

There are excellent primary and secondary schools in the local area in both the state and private sectors with Trinity and Weald of Kent grammar school being closeby and in the catchment area from the property.

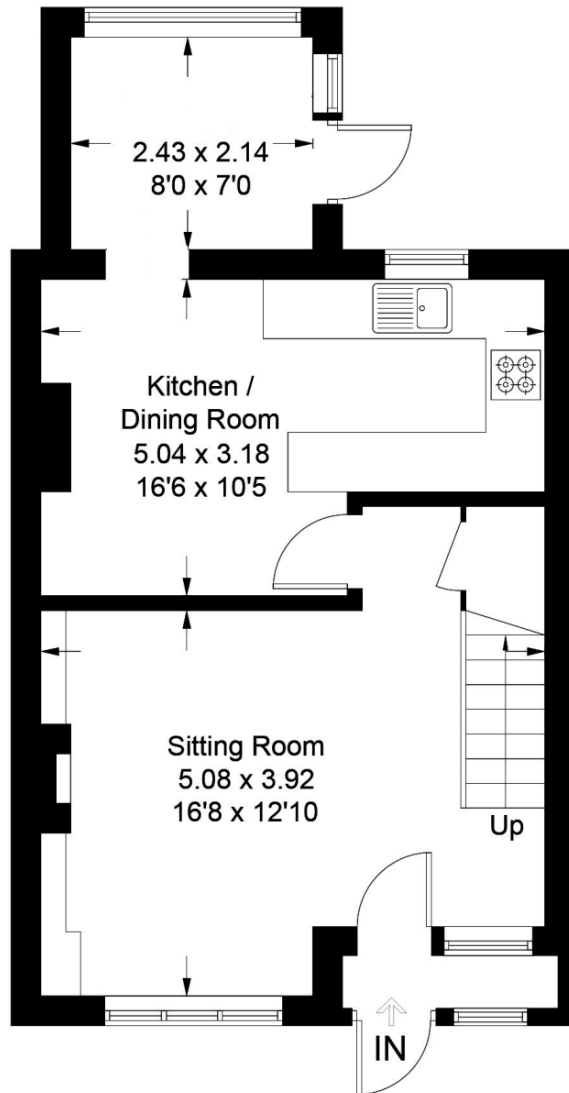


**Important Notice:** Bracketts, their clients and any joint agents give notice that they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All areas, measurements or distances are approximate and no responsibility is taken for any error, omission or mis-statement. It should not be assumed that the property has necessary planning, building regulation or other consents and Bracketts have not tested any services, appliances, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prices, rents or any other charges are exclusive of VAT unless stated to the contrary.

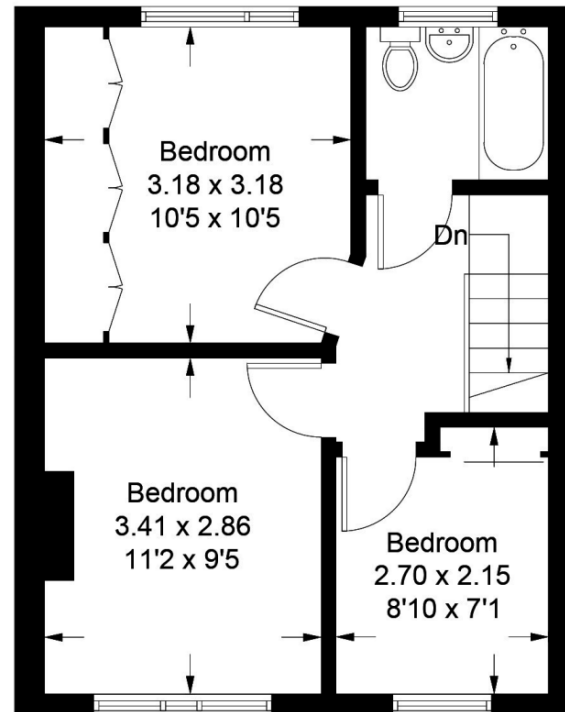
Approximate Gross Internal Area = 77.6 sq m / 835 sq ft

Garage = 15.9 sq m / 171 sq ft

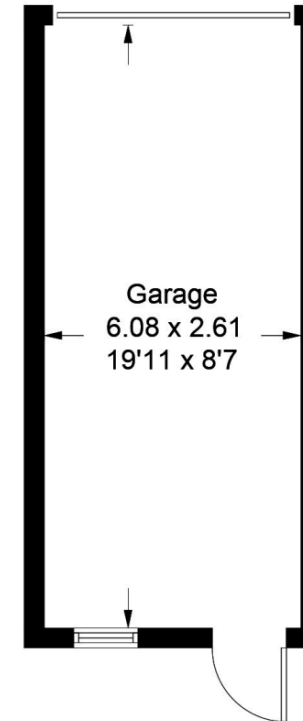
Total = 93.5 sq m / 1006 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <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		
	66	85
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		