

SPECIAL FEATURES OF THE PROPERTY INCLUDE:



£165,000

FOR SALE



46 Sevenoaks, Knightsbridge, BT47 6BD

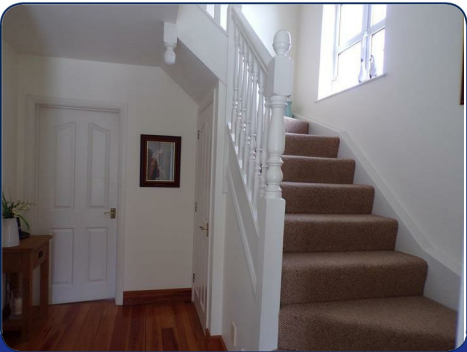
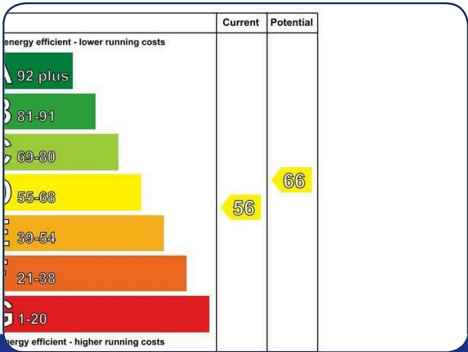
- DETACHED HOUSE
- 4 BEDROOMS / 2 RECEPTIONS
- OIL FIRED CENTRAL HEATING
- PVC DOUBLE GLAZED WINDOWS (except garage)
- CARPETS & BLINDS INCLUDED IN SALE
- GARAGE
- EPC RATING D

VIEWING STRICTLY BY APPOINTMENT ONLY

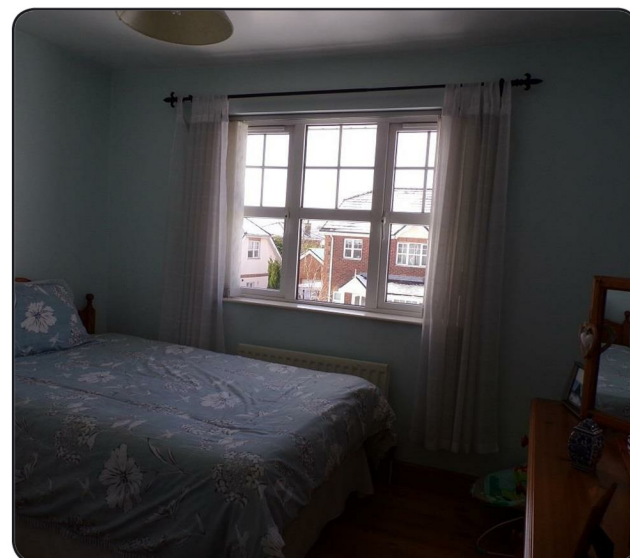
Agent:



- Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:
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 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
 4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
 5. Any areas, measurements or distances referred to herein are approximate only.
 6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
 7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
 8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.



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ACCOMMODATION

HALLWAY

Having understairs storage, wooden floor, toilet and whb off.

LOUNGE

19'1" x 12' (into bay) (5.82m x 3.66m (into bay))

Having attractive fireplace, laminated wooden floor, double doors leading to Kitchen / Dining Area.

KITCHEN / DINING AREA

19'11" x 12'11" (6.07m x 3.94m)

Having range of eye and low level units, matching window pelmet and extractor canopy, tiling between units, 1 1/2 bowl stainless steel sink unit with mixer taps, plumbed for dishwasher, ample dining space, tiled floor, double doors leading to Sunroom.

SUNROOM

12'7" x 10'5" (3.84m x 3.18m)

Having laminated wooden floor.

FIRST FLOOR

LANDING

Having hotpress.

BEDROOM 1

12'10" x 9'1" (to widest points) (3.91m x 2.77m (to widest points))

Having double built in wardrobe.

BEDROOM 2

12'9" x 9'1" (to widest pints) (3.89m x 2.77m (to widest pints))

Having double built in wardrobe and laminated wooden floor.

BEDROOM 3

10'5" x 9'1" (to widest points) (3.18m x 2.77m (to widest points))

Having built in wardrobe and wooden floor.

BEDROOM 4

9'1" x 6'9" (2.77m x 2.06m)

SHOWER ROOM

Comprising walk in shower with PVC cladding to walls, whb vanity unit, wc, recessed lighting.

EXTERIOR FEATURES

GARAGE 18'2" x 10'3" Having roller door, light and power points, plumbed for washing machine, side door and window.

Neat lawns to front and rear.

Enclosed to rear by fence and gate.

Tarmac driveway.

