



SEVENOAKS

KENT,

Guide Price £500,000 Freehold

JACKSON-STOPS



**33 COBDEN ROAD
SEVENOAKS, KENT
TN13 3UB**

WELL-PRESENTED, CHARMING MID-TERRACED VICTORIAN COTTAGE IN THE HOLLYBUSH AREA WITH LOCAL AMENITIES, LESS THAN ONE MILE FROM SEVENOAKS STATION AND TOWN



DESCRIPTION

Mid-terrace Victorian cottage with two bedrooms, open plan living/dining room, spacious upstairs bathroom and garden. In the sought after Hollybush area of Sevenoaks with local amenities, and less than a mile to Sevenoaks station and town.

FEATURES

- The property is approached via a recessed porch, leading into a welcoming tiled entrance hall. From here, the hall opens into the impressive sitting/dining room, which spans the full depth of the property and benefits from dual-aspect windows to both the front and rear. Beautifully presented in a contemporary style, the room features attractive wood-effect flooring, an open staircase and useful understairs storage.
- The adjoining kitchen enjoys views over the garden, with dual-aspect windows and a glazed door providing direct access outside. Fitted in 2022, it comprises a range of painted wall and base units complemented by wood-effect worktops, together with integrated appliances including an oven, microwave, gas hob and dishwasher. A breakfast bar is positioned beneath the side window, while there is also space and plumbing for a washer/dryer.
- To the first floor, the spacious principal bedroom is positioned to the front of the property and features a built-in wardrobe, with ample space for additional wardrobes if required. A second small double bedroom is located to the rear and also benefits from a built-in wardrobe and pleasant views over the garden.
- The contemporary family bathroom is fitted with a bath and separate rainfall shower.
- Outside, the low-maintenance paved courtyard garden provides an excellent area for dining and entertaining, complemented by established climbing plants and a useful garden shed offering additional storage. To the front, a small walled garden creates an attractive approach and sets the property back from the road.

SITUATION

Cobden Road is a quiet residential street in the desirable Hollybush area of Sevenoaks with its cafes, shops and park close by. Sevenoaks mainline station and the town centre are just under a mile away with an excellent selection of shops, supermarkets, restaurants, pubs and cafes.

Sevenoaks station serves London Bridge, Charing Cross and Cannon Street (London Bridge from around 22 minutes).

Leisure facilities in Sevenoaks include Knole Park, the Stag Theatre and cinema, Sevenoaks Leisure Centre and swimming pool, tennis, hockey and rugby in the Hollybush area, cricket at The Vine, and golf at Wildernesse and Knole golf clubs.

There are numerous excellent schools in the area, including Lady Boswell's, Sevenoaks and St John's Primary Schools, Trinity School, Knole Academy, Weald of Kent (girls) and Tunbridge Wells (boys) grammar annexes. Additional well regarded grammar schools can be found in Tonbridge and Tunbridge Wells, which are easily reached by bus or train.

The M25 at Junction 5 is under 3 miles away providing links to the national motorway network, Gatwick, Heathrow and Stansted airports, Channel Tunnel, Ebbsfleet International and Bluewater Shopping Centre.

PROPERTY INFORMATION

- Services: Mains gas, electricity, water and drains.
- Local Authority: Sevenoaks District Council
- Council Tax band: D (£2,563.23 for 2026/27)
- Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Private Finance

Jackson-Stops Private Finance specialises in advising on and arranging competitive mortgages quickly, efficiently and in a stress-free manner. Please contact the office for further information.



VIEWINGS

Strictly by appointment through Jackson-Stops.
Tel: 01732 740600

DIRECTIONS

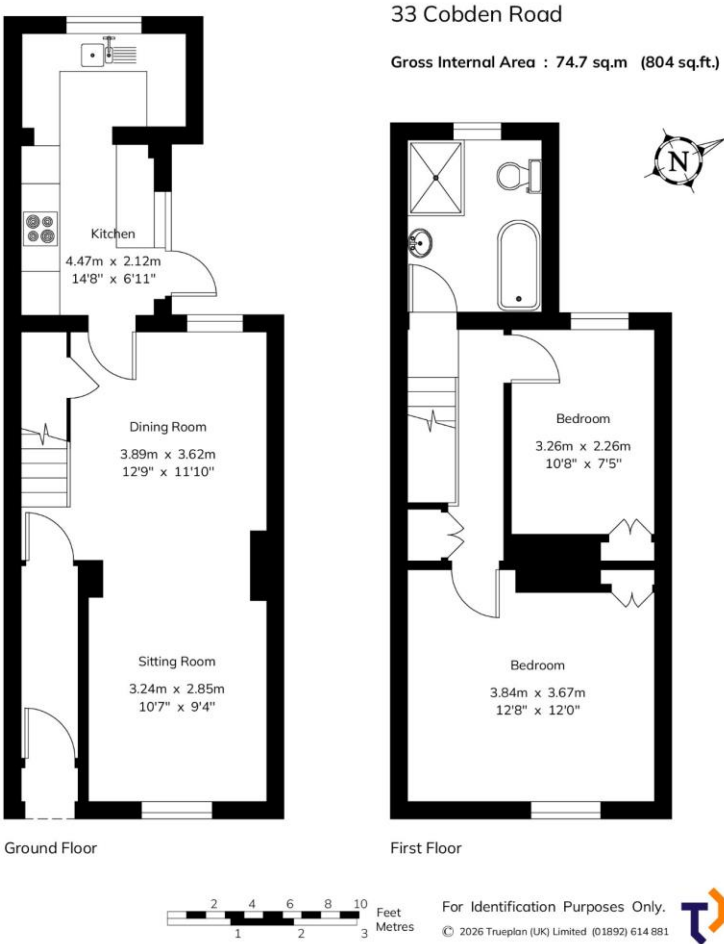
From Sevenoaks High Street head north on the High Street/A225, over the Pembroke Road traffic lights and straight on past The Vine. After about half a mile you will see a parade of shops on the right. Turn right into Holly Bush Lane and then take the first left into Cobden Road No. 33 will be found on the left-hand side.



IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



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01732 740600

sevenoaks@jackson-stops.co.uk
jackson-stops.co.uk

onTheMarket.com

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The Property
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