



GROUND FLOOR
APPROX. FLOOR
AREA 648 SQ.FT.
(60.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1084 SQ.FT. (100.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



SHACKLANDS ROAD SEVENOAKS Offers Over £550,000



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin
Estate Agents



This stunning semi detached home has been totally refurbished by the current owners and gives any buyer flexible living space in an enviable country location. The property comprises a stunning kitchen, which leads onto another two separate reception rooms. There also another reception room that can be used as a fourth bedroom or study. There is also a shower room on the ground floor.

To the first floor there is a lovely master bedroom, two further bedrooms and a modern family bathroom. This impressive garden overlooks open fields, woodlands and has been landscaped, perfect for any family. To the front there is parking for several cars.

This really is a property that needs to be seen to appreciate the quality of finish and flexibility of the accommodation, boasting a semi-rural location and fantastic landscaped front and rear gardens. This really does provides a great balance between semi-rural living while being only a short drive to Knockholt or Chelsfield mainline stations and the M25.

3 BEDROOMS • 3 RECEPTION ROOMS • 2 BATHROOMS

SHACKLANDS ROAD

SEVENOAKS

- Impressive Semi Detached House
- Three/Four Bedrooms
- Semi Rural Location
- Landscaped Gardens
- Driveway For Several Cars
- Modern Kitchen/Diner
- Three Reception Rooms
- Downstairs Shower Room
- Upstairs Family Bathroom
- Scope To Extend (STPP)

