

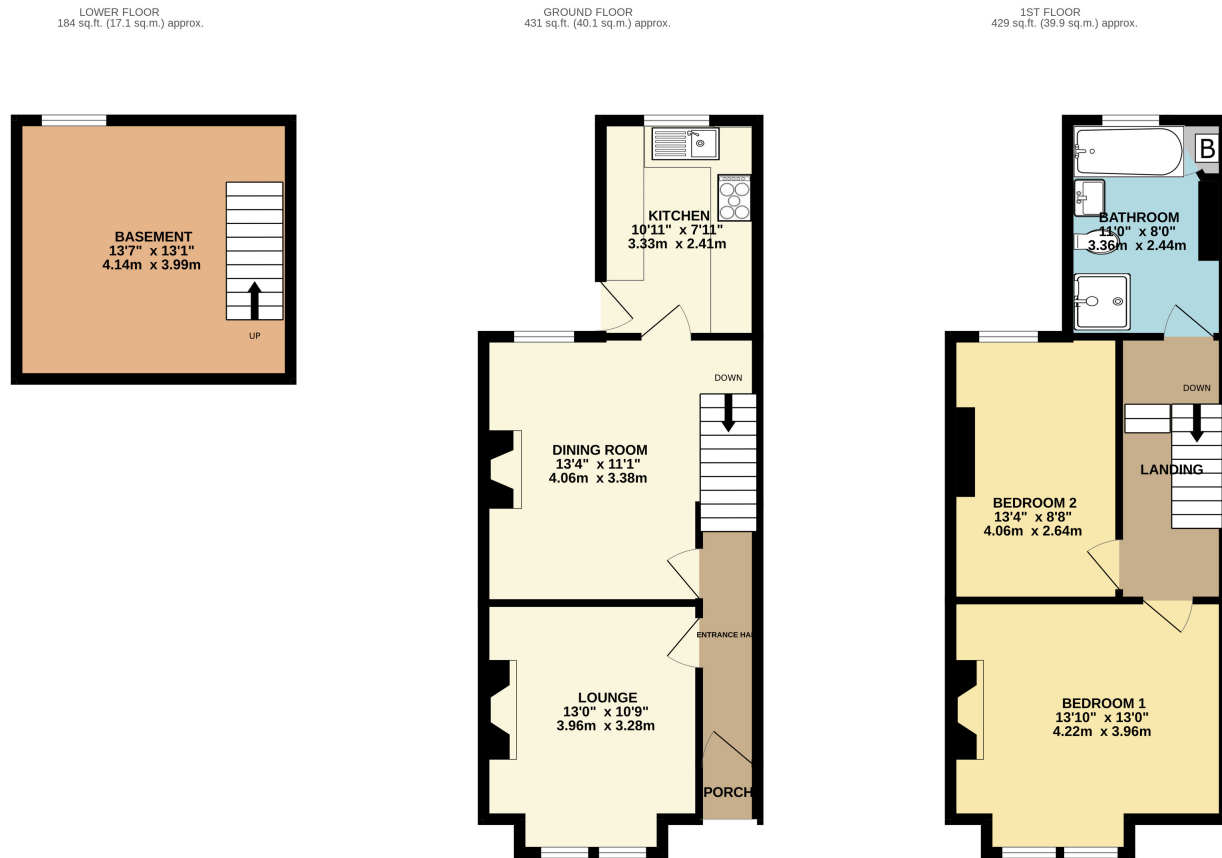
# JohnKingston

an estate agent since 1975

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TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	46	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## 27 BUCKHURST AVENUE, SEVENOAKS, KENT TN13 1LZ

Stylishly presented Edwardian 2 bedroom terraced property in the most convenient tucked away location to town, close to Knole Park and also only a short walk to station. The property has been thoughtfully cared for and presented inside and out and would be ideal for those looking to move straight in and enjoy within the heart Sevenoaks. There is also planning permission to do a loft conversion 21/03165/HOUSE.

Lounge with Period Fireplace ■ Dining Room with Period Fireplace ■ Rencraft bespoke Kitchen ■ Two Bedrooms ■ Landscaped Two Tier Rear Garden ■ Attractive Bathroom with Separate Shower ■ Basement Room ■ Gas Central Heating ■ Superb Location ■ Planning permission for a loft conversion 21/03165/HOUSE

PRICE: GUIDE PRICE £595,000 FREEHOLD



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## SITUATION

The property is centrally situated within walking distance of Sevenoaks town centre, main line railway station and Knole Park. The train service to London Charing Cross/London Bridge/Cannon Street is fast and frequent and the journey time is about 30 minutes. The town offers varied shopping, a library and swimming pool complex. There are excellent educational facilities in the area in both the state and private sectors. A number of golf clubs nearby including Wildernesse, Knole Park and Nizels. Historic Knole House with its 1,000 acre deer park is on the doorstep and provides tranquil roaming and a lovely safe environment for children. The property is well placed for easy access to major roads and junction 5 for the M25 can be accessed at Chevening which is a short drive away.

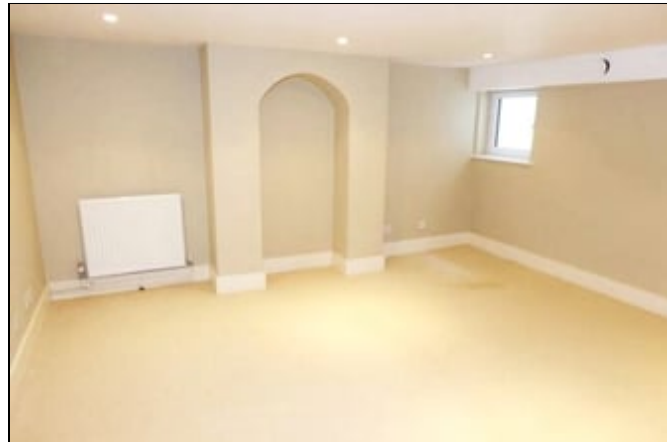
## DIRECTIONS

As you enter Sevenoaks from the north you approach the Pembroke Road traffic lights. Turn left here and continue towards the end of the road. Buckhurst Avenue is the last turning on the left hand side just before reaching the rear of Waitrose.

The property can be found on your right hand side with a surprising view.

## LOWER GROUND FLOOR

### BASEMENT



13' 7" x 13' 1" (4.14m x 3.99m) Approached via stairs from understairs storage in Dining Room, double glazed fully opening window to rear, radiator, cupboard housing gas meter.

## GROUND FLOOR

### ENTRANCE HALL

12' 4" x 2' 10" (3.76m x 0.86m) Attractive wood front door, doors to Lounge and Dining Room, radiator, stairs to first floor.

### LOUNGE



13' x 10' 9" (3.96m x 3.28m) Two sash windows to front, radiator, attractive period fireplace with cast iron insert and wood surround with gas fire, picture rail.

### DINING ROOM



13' 4" x 11' 1" (4.06m x 3.38m) Sash window to rear, radiator, period fireplace with cast iron insert and painted surround, door to under stairs storage and access to lower ground basement with electric RCD unit, door to kitchen.

### KITCHEN



10' 11" x 7' 11" (3.33m x 2.41m) Beautifully fitted Rencraft kitchen with Granite worktops and selection of wall and base units, display cabinet, Rangemaster gas double oven with 7 ring gas hob, glass and stainless steel extractor hood, glass splash back, integrated fridge, freezer, washing machine, tumble dryer and dishwasher, windows to rear and side and door to side (white goods update within last 2 years)

## FIRST FLOOR

### LANDING

13' 6" x 4' 10" (4.11m x 1.47m) Large wardrobe cupboard, doors to bedrooms and bathroom.

### BEDROOM 1



13' 10" x 13' (4.22m x 3.96m) Three sash windows to front with far reaching views, radiator, made to measure fitted wardrobes, Period cast iron fireplace with gas fire, picture rail.

### BEDROOM 2



13' 4" x 8' 8" (4.06m x 2.64m) Sash window to rear, radiator, picture rail.

### BATHROOM



11' x 8' 2" (3.35m x 2.49m) Beautifully fitted with modern white suite

comprising of panelled bath with centre filler and integrated taps and pull out shower, wash hand basin and low level W.C. inset to furniture, separate enclosed shower cubicle, electric heated towel rail, cupboard housing combination Glow Worm boiler replaced in 2018, water softener, part wood panelled walls and Amtico floor, window to rear.

## OUTSIDE

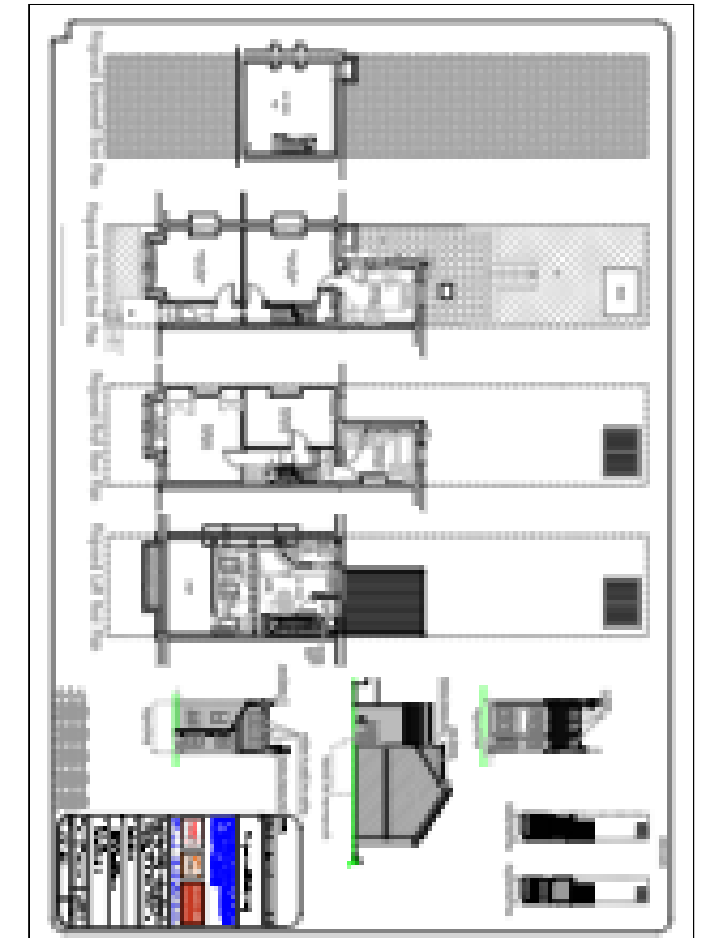
### FRONT GARDEN

Steps leading to front door, walled area with decorative shrubs and flowers.

### REAR GARDEN

Approximately 35ft long beautifully landscaped into two tiers. Indian sandstone patio with tap and light, rear right of way to neighbour, steps inset to decoratively planted beds leading to fenced and gated simulated grass area and pretty storage shed/summer house.

## PLANNING PERMISSION FOR LOFT CONVERSION



Planning reference 21/03165/HOUSE

## COUNCIL TAX BAND D