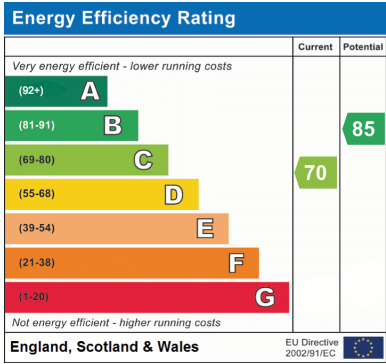


TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

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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78 BRADBOURNE VALE ROAD, SEVENOAKS, KENT TN13 3QL

This 3 bedroom end-of-terrace house presents a fantastic opportunity to create a wonderful home. With a long garden and plenty of potential to refurbish, personalise, and potentially enlarge subject to planning, it's the perfect blank canvas. Located within walking distance of two stations, local schools, and shops, this property offers great convenience and transport links. Parking is available along Bradbourne Vale Road and nearby streets. Ideal for those looking to put their own stamp on a home!

- Three bedrooms
- End of terrace house
- Approximately 60ft long rear garden
- Spacious kitchen/breakfast area
- First floor shower room and ground floor WC
- Opportunity to refurbish to ones own taste
- Close to local amenities
- Within easy reach of Sevenoaks and Bat & Ball train station
- Potential to extend subject to planning consent
- Fantastic, convenient location

PRICE: GUIDE PRICE £365,000 FREEHOLD



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SITUATION

The property is conveniently located within walking distance of Bat and Ball station (0.3 miles), offering direct services London Blackfriars and Bromley, with services via Sevenoaks or Otford to London Bridge, Charing Cross and Waterloo. Sevenoaks station is also within walking distance (0.8 miles) and provides fast, frequent and direct trains to London in as little as 22 minutes. With easy access to the M25 and nearby motorway links, the property is well-connected for commuters.

Local shops are within close proximity, and supermarkets such as Sainsburys, Aldi, Tesco Superstore, Waitrose and Marks & Spencer are all within easy reach. Sevenoaks town centre, (approx. 1.1 miles) offers a swimming pool, fitness centre, library, and diverse shopping and dining options. The area is known for its excellent schools and recreational amenities, including golf at Knole, Wildernesse, and Nizels, sailing at Chipstead and Bough Beech, and racing at Lingfield.

DIRECTIONS

From Sevenoaks High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine cricket ground on your right and continue straight on passing the Hollybush Lane shops at upper St Johns. Continue down St Johns Hill to the traffic lights with the A25. Turn left here and the property can be found set well back from the road on the right hand side opposite the Sevenoaks council offices. There are places to park along the road. This property has on-street parking options only.

GROUND FLOOR

ENTRANCE HALL

1.32m x 1.27m (4' 4" x 4' 2")
Radiator, door to living room, stairs up to first floor.

LIVING ROOM



4.55m x 3.15m (14' 11" x 10' 4")
Double glazed window to front with radiator beneath, out of service gas fire with brick surround, door to kitchen.

HALL

Understairs storage space with cupboard housing RCD unit and electric meter. Opening to the kitchen, with a door to the further hall which leads to the WC and utility space.

KITCHEN/BREAKFAST ROOM



2.8m x 3.47m (9' 2" x 11' 5")
Range of wall and base units, integrated oven, gas hob with extractor, sink and drainer unit with taps, radiator, wall-mounted gas fired boiler, radiator, double glazed window to rear looking out to garden.

WC

1.52m x 0.98m (5' 0" x 3' 3")
Half tiled with WC, radiator, double glazed window to rear.

UTILITY ROOM



2.51m x 1.73m (8' 3" x 5' 8")
Radiator, stainless steel sink and drainer unit with cupboard beneath, single glazed windows, door to decked area.

FIRST FLOOR

LANDING

Carpeted with doors to bedrooms and bathroom, hatch to loft. There is a ladder to the loft, which is insulated.

BEDROOM 1



3.55m x 3.3m (11' 8" x 10' 10")
Double bedroom with double glazed window to front, radiator beneath, built-in cupboards, shelves, drawer and desk space, cupboard housing hot water tank.

BEDROOM 2



3.66m x 2.8m (12' 0" x 9' 2")
Double bedroom with double glazed window to rear, radiator beneath, built-in wardrobes and storage cupboards.

BEDROOM 3



2.45m x 2.19m (8' 0" x 7' 2")
Built-in storage, double glazed window to front with radiator beneath.

SHOWER ROOM



1.79m x 1.5m (5' 10" x 4' 11")
Shower unit, WC, pedestal hand wash basin, radiator, obscure glass double glazed window.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn with a pathway to the house.

REAR GARDEN



Approximately 60ft long with lawn, various trees and shrubs, outbuildings and side access.

COUNCIL TAX BAND: D

On street parking only.