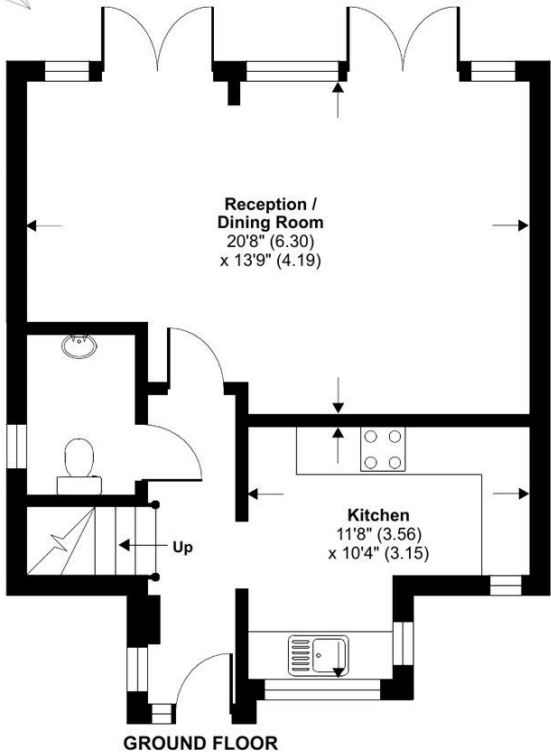


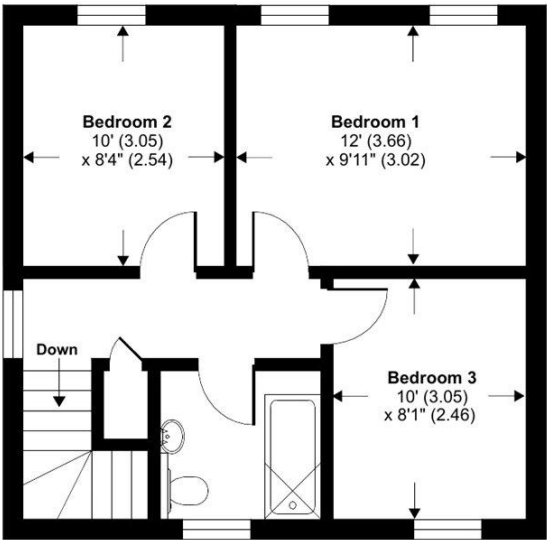


Bradbourne Road, Sevenoaks, TN13

Approximate Area = 901 sq ft / 83.7 sq m
For identification only - Not to scale



GROUND FLOOR

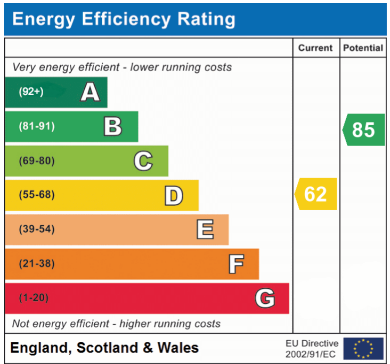


FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Humberts. REF: 809479



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30 BRADBOURNE ROAD, SEVENOAKS, KENT TN13 3PY

A superbly positioned 3 bedroom semi detached house built circa 1995 and located along a most sought after road within walking distance of Sevenoaks town centre and main line railway station. The property has undergone significant updates in recent years to create a bright and contemporary home offering well balanced modern day living with the advantage of off street parking and a charming rear garden. A rare opportunity.

Entrance hall ■ Cloakroom ■ Contemporary kitchen ■ Living room and dining area ■ Oak internal doors ■ Attractive bathroom ■ 3 good sized bedrooms ■ Garden ■ Off street parking for two cars ■ No chain

PRICE: GUIDE PRICE £625,000 FREEHOLD



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SITUATION

The property is situated within a short walk of the shops at Upper St Johns and both the main line railway station (for fast and frequent trains to Charing Cross/London Bridge/Cannon Street in under 30 minutes) and Sevenoaks town centre are within walking distance. The centre of Sevenoaks town offers varied shopping, a library and swimming pool complex. There are excellent educational facilities available 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. 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

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 the parade of shops on your left. At the next parade of shops on your right (upper St Johns) turn left into Bradbourne Road and proceed down the road. The property can be found on your right hand side on the corner with Morel Court.

GROUND FLOOR

ENTRANCE HALL

14' 5" x 2' 9" (4.39m x 0.84m) Double glazed front door leading into entrance hall, double glazed windows to front and side, doors to Kitchen, Living/Dining Room and Cloakroom, stairs to first floor, dark wood effect flooring.

CLOAKROOM



Contemporary white suite white floating wash hand basin, low level W.C. opaque double glazed window to side, cupboard housing Potterton gas fired boiler, contrasting floor and wall tiles.

LIVING/DINING ROOM



11' 8" x 10' 4" (3.56m x 3.15m) Two sets of double glazed French doors to garden with windows to side, two radiators.

KITCHEN



11' 8" x 10' 4" (3.56m x 3.15m) Fitted with stylish white high gloss wall and base units with sleek quartz worktops and upstands, inset 1 ½ bowl ceramic sink set into bay with double glazed window above, integrated dishwasher, washing machine, induction hob, oven, space for fridge freezer, dark wood effect flooring.

FIRST FLOOR

LANDING,

Double glazed window to side, airing cupboard, access to part boarded loft.

BEDROOM 1



12' 0" x 9' 11" (3.66m x 3.02m) double glazed windows to rear, radiator, attractive fitted wardrobes to one wall..

BEDROOM 2



10' 0" x 8' 4" (3.05m x 2.54m) Double glazed window to rear, radiator, fitted book shelves.

BEDROOM 3



10' 0" x 8' 1" (3.05m x 2.46m) Double glazed window to front, radiator.

BATHROOM



White contemporary suite comprising panelled bath with overhead shower, floating vanity unit, low level W.C., contrasting tiled walls and floor, opaque double glazed window to front, ladder towel rail and radiator.

OUTSIDE

FRONT GARDEN

There is a walled front garden with gravel and paving and offers side pedestrian access.

REAR GARDEN



There is a rear garden approximately 15ft x 20ft which has paved patio and lawns and side and rear gated access.

OFF STREET PARKING



There is off street parking for two vehicles to rear.

COUNCIL TAX BAND E