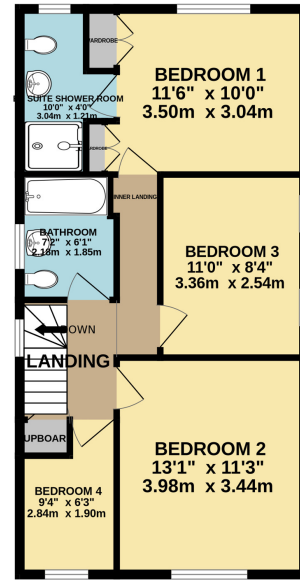
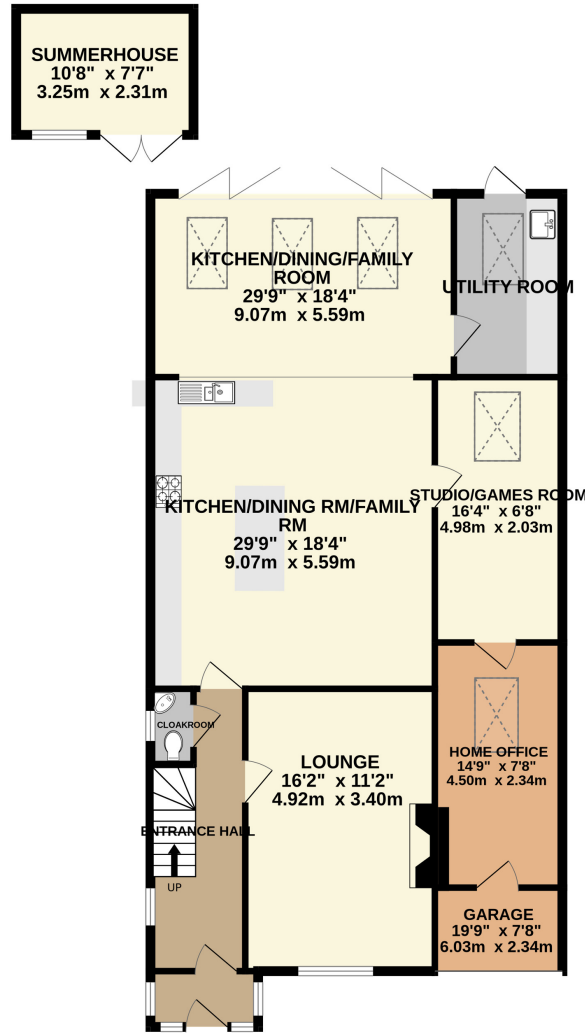


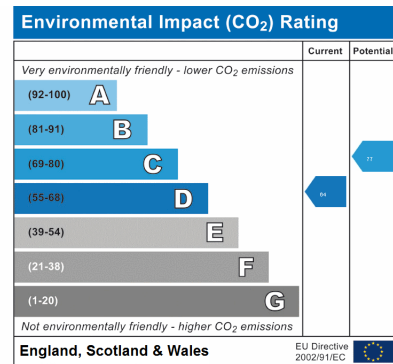
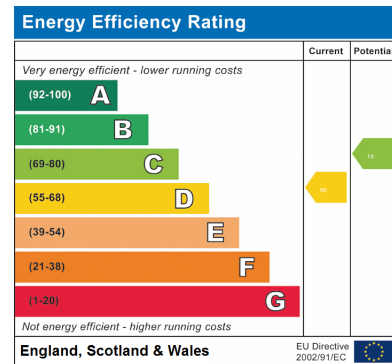
GROUND FLOOR
1253 sq.ft. (116.5 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1837 sq.ft. (170.6 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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31 LAMBARDE DRIVE, SEVENOAKS, KENT TN13 3HX

An inspiring and well configured enlargement has been made this a deceptively spacious and beautiful family home. A previously extended mid 1930's built 4 bedroom house enjoying a secluded rear garden and off road parking. This fine house is located in a convenient residential position within easy walking distance of the main line railway station and Sevenoaks County Primary School.

- Brilliant use of space throughout
- Enclosed Porch
- Hall
- Cloakroom
- Kitchen/Dining Room/Family Room
- Lounge with wood burning stove
- Utility Room
- Landing
- 4 Bedrooms
- Two new bathrooms, one ensuite.
- Gas fired central heating
- Sealed unit double glazed windows
- Studio and Home Office
- Converted garage
- Driveway with parking for two cars
- Summerhouse with power
- Generous secluded rear garden

PRICE: £910,000 FREEHOLD



SITUATION

The property lies in a convenient position within walking distance of Sevenoaks main line railway station with its fast and frequent services to London Bridge, Cannon Street and Charing Cross within approximately 30 minutes. Local shops at Tubs Hill are also within easy reach. Sevenoaks town centre with its comprehensive range of shops, restaurants and leisure facilities is about one mile. The area is well served by an excellent range of both state and private sector schools including Sevenoaks County Primary School which is within walking distance. The renowned Bradbourne Lakes with its varied wild fowl and peaceful setting is also within a short walk. Access onto the M25 at junction 5 at Chevening is within a short drive.

DIRECTIONS

From Sevenoaks town proceed north down London Road towards the railway station. Turn right opposite the station into Hitchen Hatch Lane, take the first left into Bradbourne Park Road, left again into Bosville Road. Bear right into Lambarde Road and Lambarde Drive is the first and second turning on your right.

OVERVIEW



The interior of this home is a masterclass in the use of space - deceptive on the outside, brilliant on the inside. It's unlikely that you would want to change anything.

GROUND FLOOR

ENCLOSED PORCH

6' 6" x 3' 4" (1.98m x 1.02m) sealed unit double glazed windows, tiled floor, door leads into the entrance hall.

ENTRANCE HALL

17' x 5' 9" (5.18m x 1.75m) sealed unit double glazed window to the side with quarry tiled sill, radiator, tiled floor with under floor heating, under stairs storage cupboard, under stairs storage area, thermostat control for the central heating.

CLOAKROOM

4' 6" x 2' 4" (1.37m x 0.71m) tiled floor, low level w.c., corner wash hand basin with splashback, sealed unit double glazed window with obscure glazing.

LOUNGE



16' 2" x 11' 2" (4.93m x 3.40m) sealed unit double glazed window to the front with quarry tiled sill, radiator, coved cornice, attractive open fireplace with carved Pine surround and mantle, fitted with a wood burning stove, tiled hearth.

KITCHEN/DINING ROOM/FAMILY ROOM



29' 9" x 18' 4" narrowing to 17' 8" (9.07m x 5.59m) excellent range of ground and wall cupboards, worktops, peninsular worktop incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap and cupboard under, tiled floor with under floor heating, space and plumbing for washing machine, ceramic splash back tiling, four ring gas hob with pan drawers beneath, Neff stainless steel extractor canopy over, book/display alcove. Neff oven with Neff microwave oven over, cupboards above and below, pull out larder cupboard, cupboard housing Vaillant gas fired combination boiler serving the hot water and central heating, central island worktop/breakfast bar with cupboards under, space for an American style fridge/freezer, LED down lighting, three sealed unit double glazed sky light windows, sealed unit double glazed folding doors lead into the garden, radiator.

UTILITY ROOM

11' x 6' 6" (3.35m x 1.98m) tiled floor, electric radiator.

STUDIO/GAMES ROOM

16' 4" x 6' 8" (4.98m x 2.03m) Velux sealed unit double glazed skylight window, tiled floor, LED and halogen down lighting, radiator, door leads into the home office.

HOME OFFICE

19' 9" x 7' 8" (6.02m x 2.34m) to include garage area. Velux sealed unit double glazed skylight window, tiled floor, LED and halogen down lighting, radiator, door leads into the remainder of the garage which could accommodate a small car, motorbikes, bicycles, etc. There's mezzanine storage too.

FIRST FLOOR

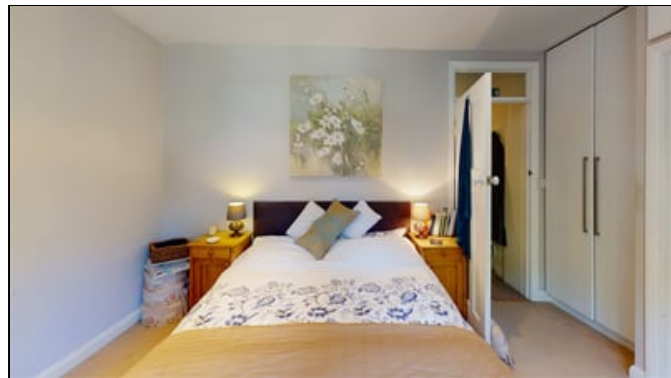
LANDING

7' 3" x 6' 1" (2.21m x 1.85m) sealed unit double glazed window to the side with quarry tiled sill, built in storage cupboard, hatch to the loft, coved cornice.

INNER LANDING

11' x 2' 7" (3.35m x 0.79m) coved cornice, LED & halogen down lighting.

BEDROOM 1



11' 6" excluding wardrobes x 10' (3.51m x 3.05m) Two built in floor to ceiling double wardrobe cupboards, sealed unit double glazed window to the rear, radiator, LED & halogen down lighting.

EN SUITE SHOWER ROOM

10' x 4' (3.05m x 1.22m), new En suite, fully tiled shower cubicle with overhead rain shower, LED down lighting, wash hand basin set into vanity unit with mixer tap, cupboard under, ceramic splash back tiling, shaver point, low level wc, tubular heated towel rail, sealed unit double glazed window to the rear with obscure glazing, tiled floor.

BEDROOM 2



13' 1" x 11' 3" (3.99m x 3.43m) sealed unit double glazed window to the front, radiator, coved cornice.

BEDROOM 3

11' x 8' 4" (3.35m x 2.54m) two sealed unit double glazed windows to the side, radiator, coved cornice.

BEDROOM 4

9' 4" max x 6' 3" (2.84m x 1.91m) sealed unit double glazed window to the front, radiator, picture rail.

BATHROOM

7' 2" x 6' 1" (2.18m x 1.85m), new bathroom, panelled bath with mixer tap, wall shower and glazed shower screen, wash hand basin with mixer tap, low level wc, laminate floor, shaver point, sealed unit double glazed window to the side with obscure glazing, tubular heated towel rail, full height ceramic splash back tiling around the bath and half height to the other splash back areas, LED down lighting, laminate flooring.

OUTSIDE

GARAGE

19' 9" x 7' 8" (6.02m x 2.34m) to include home office conversion, light and power, electronic roll door. The garage could accommodate a small car, motorbikes, bicycles, etc. There's a mezzanine storage area.

FRONT DRIVEWAY

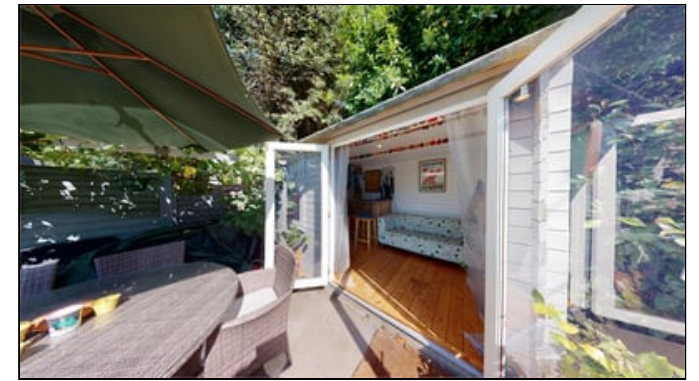
There is a drive providing off road parking for two cars. Side access with gate and lighting leads through to the rear garden.

REAR GARDEN



There is a generous secluded rear garden, outside lighting, a raised tiled patio area ideal for al fresco dining leads down to a large area of lawn, very well stocked flower beds with an array of shrubs, bushes and trees, climbing rose. At the rear steps lead up to a hidden area where there is a tree platform, in front of the studio/home office there is a tiled sitting area. The garden benefits from new panelled fencing.

SUMMERHOUSE



10' 8" x 7' 7" (3.25m x 2.31m) approached through double doors which open towards you, window, light and power, a multi-purpose space.

COUNCIL TAX BAND F