



14 LAMBARDE DRIVE, SEVENOAKS, KENT TN13 3HX

A 1930's built 3 bed detached character house, in need of modernisation, located in a superb position with off road parking and a generous flat garden. This attractive property enjoys tremendous scope for enlargement and is an opportunity not to be missed. This pleasing to look at house is located in a convenient residential position within easy walking distance of the main line railway station and Sevenoaks County Primary School. NO CHAIN.

NO CHAIN ■ 3 Bedrooms ■ Entrance Hall ■ Garage ■ Driveway with parking ■ Rear Garden about 60ft ■ Front Garden ■ Gas central heating ■ Double Glazing ■ Lounge ■ Dining Room ■ Kitchen ■ Landing ■ Bathroom

PRICE: GUIDE PRICE £760,000 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. Sevenoaks wild fowl reserve with its series of lovely lakes and bird life is within walking distance. Historic Knole House with its 1,000 acre deer park in which to roam is also within easy reach.

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 turning on your right and number 14 is up on your left hand side.

COVERED PORCH

5' 5" x 1' 9" (1.65m x 0.53m) quarry tiled floor, light.

ENTRANCE HALL

12' 4" x 5' 5" (3.76m x 1.65m) stairs lead up to the first floor, sealed unit double glazed window to the side, under stairs storage cupboards, oak strip flooring, radiator, coat rail.

LOUNGE



13' 5" into bay x 11' 3" (4.09m x 3.43m) sealed unit double glazed windows to the front, double radiator, carpet, picture rail.

DINING ROOM



12' 4" x 10' 9" (3.76m x 3.28m) sealed unit double glazed double doors with sealed unit double glazed windows either side lead into the rear garden, carpet, two double radiators, picture rail, coved cornice.

KITCHEN



9' 4" x 5' 8" (2.84m x 1.73m) range of ground and wall cupboards, sealed unit double glazed window to the rear, door leads to the outside, quarry tiled floor, single bowl single drainer stainless steel sink unit with mixer tap, cupboard under, cupboard housing a Worcester gas fired boiler serving the central heating and hot water, under cupboard lighting, space and plumbing for a washing machine, integrated dishwasher, built in 4 ring gas hob with oven under, extractor over within a pull out canopy hood, coved cornice, larder area with window with shutter.

FIRST FLOOR

LANDING

7' 9" x 5' 9" (2.36m x 1.75m) carpet, hatch to the loft, sealed unit double glazed window to the side.

BEDROOM 1



13' 9" into bay x 11' 0" (4.19m x 3.35m) sealed unit double glazed window to the front, carpet, picture rail, double radiator.

BEDROOM 2



12' 4" x 11' 0" (3.76m x 3.35m) sealed unit double glazed window to the rear, airing cupboard with pre-insulated copper cylinder & immersion heater, radiator, carpet, picture rail.

BEDROOM 3



8' 0" x 5' 8" (2.44m x 1.73m) sealed unit double glazed window to the front, carpet, radiator, picture rail.

BATHROOM



6' 8" x 5' 8" (2.03m x 1.73m) panelled bath with mixer tap, glazed shower screen, wash hand basin, low level wc, tubular heated towel rail, radiator, sealed unit double glazed window to the side with obscure glazing, extractor, half tiled walls.

OUTSIDE

GARAGE

13' 9" x 6' 4" (4.19m x 1.93m) double doors open onto the driveway, light and power, door leads into a store room/workshop.

STORE ROOM/WORKSHOP

9' 4" x 6' 4" max (2.84m x 1.93m) door leads into the garden, leaded light glazed window to the rear.

FRONT GARDEN

There is a driveway providing off road parking, an area of lawn, varied flowering shrubs and bushes, front brick boundary wall, a wrought iron gate provides access down the side of the house and leads into the rear garden.

REAR GARDEN



The rear garden extends about 60ft and comprises mainly lawn, there are flower beds and borders, varied planting. Outside water tap.

COUNCIL TAX

Council Tax Band E. Amount payable 2025/2026 £3007.74.