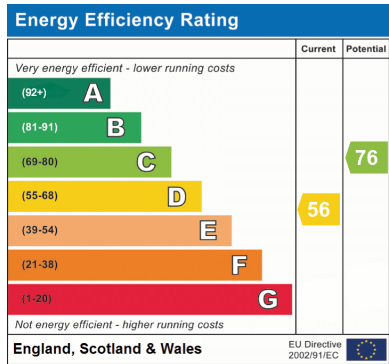




TOTAL FLOOR AREA : 983 sq.ft. (91.4 sq.m.) approx.

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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63 BETHEL ROAD, SEVENOAKS, KENT TN13 3UE

Charming, characterful and well proportioned 3 bedroom semi-detached period property located in an excellent position in a quiet area in a quaint one way street within easy reach of Sevenoaks town centre and main line railway station. The property is beautifully presented with wood floors and new carpets and boasts both off street parking to the front of the house and a garage en bloc with additional parking space in front.

Lounge with open fireplace ■ Dining Room ■ Kitchen ■ Utility Room ■ Cloakroom ■ 3 Bedrooms ■ Upstairs Bathroom ■ Garage En Bloc ■ Off street parking ■ 48ft rear garden

PRICE: GUIDE PRICE £595,000 FREEHOLD

SITUATION

The property is situated in a quiet one way street within walking distance of a variety of shops at upper St Johns. Sevenoaks town centre with its library, swimming pool complex and varied shopping is also within walking distance as is the main line railway station excellent for its fast and frequent train service to London. Access to the M25 motorway just to the west of Sevenoaks at Chevening junction 5 is within a short drive.

DIRECTIONS

From the High Street proceed in a northerly direction through the Pembroke Road traffic lights and down Dartford Road. Continue past the Vine cricket club ground on your right and continue straight on until you reach the shops at upper St Johns. Immediately after the zebra crossing turn right into Hollybush Lane and Bethel Road is the second turning on your left. Number 63 is on your left hand side about half way down.

GROUND FLOOR

COVERED PORCH

5' 0" x 2' 3" (1.52m x 0.69m) Steps lead down to front door.

LOUNGE



12' 0" x 12' 9" (3.66m x 3.89m) including bay narrowing to 10', open fireplace with slate tiled hearth, Oak wood floor, double glazed, window to front, double radiator, halogen down lighting, opening leads through to the inner hall.

INNER HALL

2' 8" x 2' 6" (0.81m x 0.76m) Stairs to first floor, radiator, window to side, opening leads through to the dining room.

DINING ROOM

12' 0" x 11' 3" (3.66m x 3.43m) Chimney breast with fireplace display and windows either side, window to the rear, cupboard housing a fuse box, radiator, Oak wood floor, understairs storage area, halogen down lighting, opening leads through to the kitchen.

KITCHEN



12' 1" x 7' 9" (3.68m x 2.36m) An excellent range of attractive wall and base units, window to side, door to outside, worktops incorporating a single bowl single drainer stainless steel sink unit with cupboard under, built in dishwasher, cupboard housing gas fired boiler serving the central heating and hot water, ceramic tiled floor, Neff double oven with cupboards above and below, broom cupboard, hob with pan drawers under, stainless steel and glass extractor canopy over, ceramic splashback tiling, built in fridge/freezer, bottle housing, halogen down lighting, radiator, an opening leads through to the utility room.

UTILITY ROOM



5' 5" x 5' 0" (1.65m x 1.52m) Window to rear, ceramic tiled floor, space and plumbing for a washing machine, space for a tumble dryer, halogen down lighting.

CLOAKROOM

5' 5" x 2' 3" (1.65m x 0.69m) Corner wash hand basin with mixer tap, radiator, ceramic tiled floor, low level W.C., halogen down lighting, ventaxia.

FIRST FLOOR

LANDING

24' 0" x 2' 8" (7.32m x 0.81m) Hatch to the loft with a sliding ladder, halogen down lighting, radiator, thermostat control for central heating.

BEDROOM 1



12' 0" x 10' 0" (3.66m x 3.05m) Window to front, halogen down lighting, fireplace with attractive cast iron surround and ducks nest grate, radiator.

BEDROOM 2



11' 4" x 9' 0" (3.45m x 2.74m) Fireplace with attractive cast iron surround and ducks nest grate, radiator, window to rear, halogen down lighting.

BEDROOM 3



10' 2" x 7' 5" (3.10m x 2.26m) Window to rear, halogen down lighting.

BATHROOM



7' 9" x 4' 7" (2.36m x 1.40m) Wash hand basin with mixer tap, cupboard under, panelled bath with mixer tap, wall shower and glazed shower screen, low level W.C., ceramic tiled floor, halogen down lighting, shaver point, high level glass blocks acting as a borrowed light, tubular heated towel rail.

OUTSIDE

FRONT GARDEN

There is hard standing suitable for parking a car, side access.

REAR GARDEN



There is an excellent rear garden which measures about 48ft. Decking with carved wood balustrade and hand rail, steps lead down to a large area of lawn, gas and electric meters, outside lighting and water tap, paved area. There is power available for a a garden shed.

GARAGE EN BLOC

16' 3" x 8' 4" (4.95m x 2.54m) There is a garage the first within a block on the opposite side of the road approximately 100ft from the property with parking space to the front.

COUNCIL TAX BAND D