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35 St James's Road, Sevenoaks, Kent TN13 3NG

An exceptionally well-presented and designed three-bedroom semi-detached house located on a highly sought-after private road in TN13. Call us now for more information, we are *Open 8am - 8pm 7 Days a Week*



£800,000 Freehold

PROPERTY DESCRIPTION

An exceptionally well-presented and designed three-bedroom semi-detached house located on a highly sought-after private road in TN13. Located just over a mile away from Sevenoaks Station and Sevenoaks Town along with its many highly regarded schools. The property has been artistically renovated and crafted by the current owners who have integrated reclaimed and vintage materials to create a truly unique, contemporary, and beautiful property. The property boasts a superb kitchen/dining/sitting room with bi-fold doors, a porch, and downstairs shower room, three double bedrooms, a modern bathroom, a mature garden, and a garage as well as further off-street parking. Viewings are advised to fully appreciate this property. Call us now for more information, we are *Open 8am - 8pm 7 Days a Week*

FEATURES

- SEMI-DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS.
- OFF STREET PARKING & GARAGE
- BAT & BALL 7 MINUTES WALK



ROOM DESCRIPTIONS

Situation

The property is situated on a private road in the highly sought after residential area near central Sevenoaks TN13. Within walking distance of Sevenoaks Station (0.9 Miles) and Sevenoaks high street offering a large range of shops, bars, restaurants, and a Waitrose supermarket, Knole Park and a popular leisure centre. Sevenoaks mainline railway station offers an express service directly into London Bridge & Charing Cross. There are excellent schools in the local area in both the state and private sectors with the popular Sevenoaks Primary School (Ofsted rating Good) a few minutes walk away from the property.

Reception Hall

10' 11" x 6' 11" (3.33m x 2.11m) The newly constructed bespoke Oak frame reception hall is a fantastic entrance to this property. With a vaulted ceiling and large double-glazed windows, the porch is spacious, bright, and airy. There is plenty of space for free-standing furniture for coats and shoes. There is underfloor heating beneath the reclaimed clay tiles. The porch has also previously been used as an office.

Entrance Hallway

Following on from the porch, the entrance hallway provides access to the downstairs shower room and the kitchen/diner/sitting room.

Shower Room

A beautifully appointed shower room benefits from a walk-in glass-encased shower cubicle with a mains-fed rainfall shower above, a handheld showerhead, and a tiled surround. There is a wash hand basin with storage below, a side-facing frosted window, an enclosed cistern W/C, a chrome heated towel rail, an extractor fan, reclaimed Belgium tile walls, and solid wood flooring with underfloor heating.

Kitchen/Dining/Living Room

A wonderful open-plan, triple aspect kitchen/dining/living room, creating a perfect space for entertaining! The kitchen provides a range of bespoke fitted wall and base units with reclaimed wood and a marble worktop. The kitchen provides an integrated fan oven, drawer dishwasher, four-ring gas hob with a glass splashback, and an extractor hood overhead. There is an inset stainless steel sink and a window to the front of the property.

The dining area provides ample space for a dining table and chair set, with French Doors to the rear, leading out to the garden. There is a wood-burning inset stove, bespoke fitted shelving and cabinets.

The living area provides space for freestanding furniture, with windows to either side and Bi-Fold doors leading out to the rear garden. There is underfloor heating and wood flooring throughout the kitchen/dining/living room and with plenty of windows, this space is naturally well-lit.

Landing

The landing provides access to the bedrooms, bathroom, and loft. The loft is accessed via a large hatch with a convenient pulldown ladder.

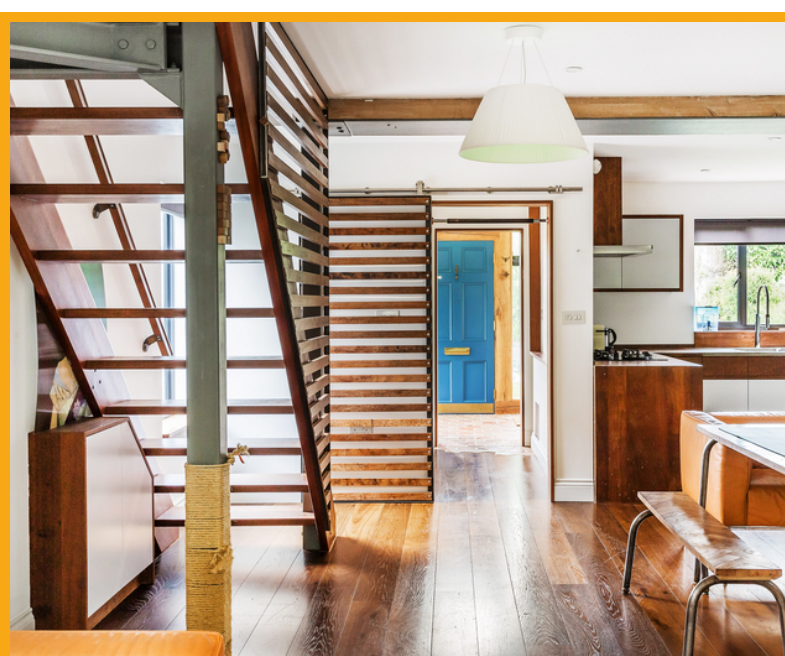
Furthermore, there is a large storage cupboard with space and plumbing for a washing machine, a side-facing window, and wood flooring.

Bedroom Three

9' 11" x 7' 11" (3.02m x 2.41m) The third bedroom has space for freestanding furniture, built-in storage units, a rear-facing window overlooking the garden, an Arrol vintage cast iron radiator, and wood flooring.

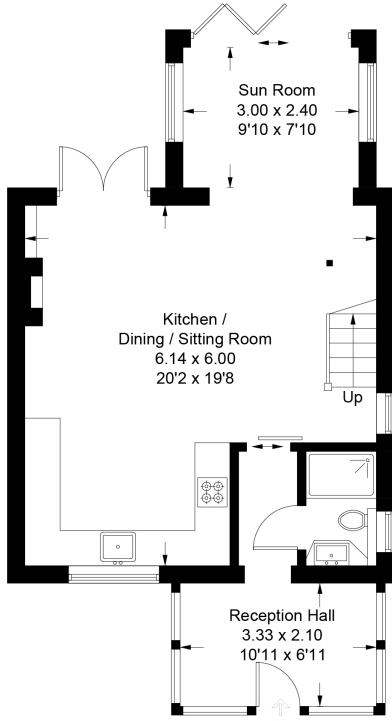
Master Bedroom

13' 8" x 11' 5" (4.17m x 3.48m) The master bedroom

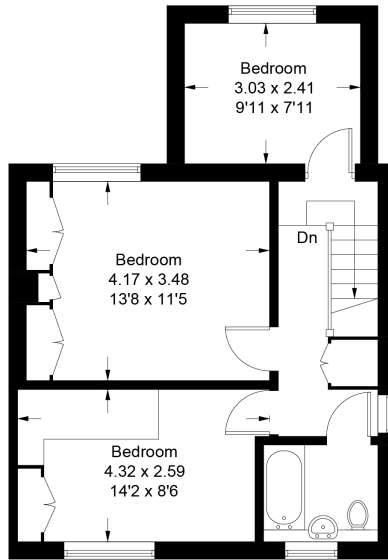


FLOORPLAN & EPC

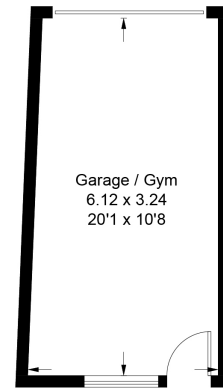
Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft
 Garage /Gym = 19.1 sq m / 205 sq ft
 Total = 118.2 sq m / 1272 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID856956)
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	