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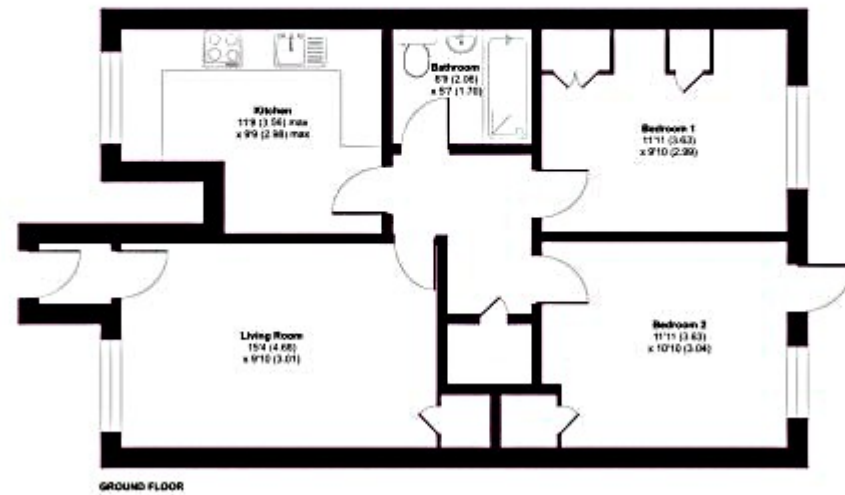
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Betenson Avenue, Sevenoaks, Kent, TN13

Approximate Area = 649 sq ft / 60.3 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	62	78
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



57A BETENSON AVENUE, SEVENOAKS, KENT TN13 3EP

Rarely available 2 bedroom ground floor maisonette with garage en-bloc, located in the favoured Bradbourne Lakes area within walking distance to Sevenoaks mainline station. The property offers an adaptable 2 double bedrooms one with door to communal gardens and a good size living area kitchen/breakfast room. The property is set within a quiet residential area yet convenient for town and station. No chain.

2 Bedrooms ■ Communal Gardens ■ Garage en bloc ■ No onward chain ■ New Carpets ■ Attractive fitted kitchen ■ Bathroom ■ Double glazing ■ Electric heating

PRICE: GUIDE PRICE £325,000 SHARE OF FREEHOLD



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SITUATION

The property lies in an exceptional setting in a quiet area within easy walking distance of Sevenoaks main line railway station with its fast and frequent services to London Bridge, Cannon Street and Charing Cross, the average journey time taking about 30 minutes. Local shops at Tubs Hill are also within easy reach. The property backs onto and adjoins at the side the renowned Bradbourne Lakes with its variety of wildfowl. Sevenoaks Town Centre with its comprehensive range of shops, restaurants and leisure facilities is about one mile. The area is served by an excellent range of both state and private sector schools. Access onto the M25 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. The road bears round to the right and you then take the fourth turning on your left into Betenson Avenue

GROUND FLOOR

ENTRANCE HALL



Door to living room.

LIVING ROOM



15' 4" x 9' 10" (4.67m x 2.69m) Window to front, storage cupboard, door to inner hall way.

INNER HALLWAY

Doors to kitchen, bathroom and bedrooms, storage cupboard.

BEDROOM 1



11' 11" x 9' 10" (3.63m x 3.00m) Window to rear, fitted wardobes

BEDROOM 2



11' 11" x 10' 10" (3.63m x 3.30m) Window to rear, door to gardens, storage cupboard.

BATHROOM



6' 9" x 5' 7" (2.06m x 1.70m) White suite comprising pedestal wash hand basin, low level W.C., panelled bath, tiled walls and floor, heated towel rail.

KITCHEN



11' 8" x 9' 9" (3.56m x 2.95m) Double glazed window to front, well fitted with modern white wall and base units, wood effect worktops, electric oven, hob, stainless steel extractor hood, ceramic 1 ½ bowl single drainer sink unit with mixer tap, plumbed for washing machine, part tiled walls.

OUTSIDE

COMMUNAL GARDENS



Communal gardens surrounding the property

GARAGE



There is garage en bloc. It is the first in the second block.

COUNCIL TAX BAND C

SHARE OF FREEHOLD LEASE AND MAINTENANCE

Lease 125 years from 25th March 2009
Maintenance £800 pa